

1-1-74 19865
KNOW ALL MEN BY THESE PRESENTS, That Steve Loren Weiser
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dale H. Drew, Jr. and Margaret A. L. Drew, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Southeasterly 54 feet of Lot 5, and the Northwesterly 16 feet of Lot 6, in Block 10 of ELDORADO ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

Except as set forth in EXHIBIT "A" attached hereto and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$24,000.00.
~~On the day of the above consideration, the grantor has received of the grantee the sum of \$24,000.00, which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)~~
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.
In Witness Whereof, the grantor has executed this instrument this 29 day of SEPTEMBER, 1976.
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Steve Loren Weiser

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
9-29, 1976

Personally appeared the above named
Steve Loren Weiser

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Earl B. Kern*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 10/17/77

Steve Loren Weiser
GRANTOR'S NAME AND ADDRESS
Dale H. and Margaret A. L. Drew
190 Dahlia Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
Dale H. and Margaret A. L. Drew
190 Dahlia Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Dale H. and Margaret A. L. Drew
190 Dahlia Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____, ss.
Personally appeared _____, 19____, and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: _____
Notary Public for Oregon
My commission expires: _____

Before me: _____
Notary Public for Oregon
My commission expires: _____

Before me: _____
Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, _____, ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO
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EXHIBIT "A"

SUBJECT TO:

1. Reservations, restrictions, easements and rights-of-way of record and those apparent on the land.
2. Assessments and charges of the City of Klamath Falls for sewer service.
3. Reservations and restrictions in the dedication of Eldorado Addition.
4. Conditions and restrictions contained in Deed from State of Oregon, by and through its State Highway Commission to Wilson Title & Abstract Co., Trustee, dated July 22, 1949, recorded, June 9, 1950, in Deed Volume 239 page 370, records of Klamath County, Oregon, as follows:
"The acceptance of this instrument by the grantee shall forever operate as a complete restriction of all rights of ingress and regress to and from all streets, lots, blocks and alleys abutting on the property to which title is held by grantor lying Southwesterly from the plat of Eldorado Addition between Eldorado Boulevard and Van Ness Avenue as shown on said plat. This condition and restriction shall run with the land and shall not be subject to modification, cancellation or destruction by adverse use or estoppel, no matter how long continued."
5. Easement, including the terms and provisions thereof, executed by Donald L. Sloan, et us., to the California Oregon Power Company, a California corporation, dated November 28, 1950, recorded December 1, 1950, in Deed Volume 243, page 569, records of Klamath County, Oregon.

STATE OF OREGON,
County of Klamath
Filed for record at request of

KLAMATH COUNTY TITLE CO
on this 5th day of October A.D. 19 76
at 2:42 o'clock P M, and duly
recorded in Vol. M 76 of DEEDS
Page 15630
Wm D. MILNE, County Clerk
By Hazel Craig
\$ 6.00