

KNOW ALL MEN BY THESE PRESENTS, That JACK H. ROBERTS and KARIN W. ROBERTS,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN T. ABRAMS and  
SHIRLEY A. ABRAMS, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
Lot 78 of MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Taxes for the fiscal year 1976-'77, a lien not yet due and payable.
2. Rules, regulations and statutory powers of Klamath Irrigation District.
3. Conditions and restrictions, as adopted by plat dedication, including the terms and provisions thereof, recorded February 20, 1951 in Volume 245 at page 361, Deed Records of Klamath County, Oregon.
4. Building restrictions as contained on dedicated plat.
5. Building setback line 20 feet from streets as shown on dedicated plat.

(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 specifically set forth above

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 \$ 31,700.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole part of the 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 29th 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
Oct. September 6, 1976

Personally appeared the above named  
Jack H. Roberts and Karin W. Roberts

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me, *Shirley A. Branch*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 11-12-78

STATE OF OREGON, County of ) ss.  
1976

Personally appeared \_\_\_\_\_ 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 be-  
half 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: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

1st Fed Sav  
Shasta Branch  
South Sixth St  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

1st Fed Sav  
Shasta Branch  
South Sixth St  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.

County of KLAMATH

I certify that the within instru-  
ment was received for record on the  
6th day of OCTOBER, 1976,  
at 3:42 o'clock P.M., and recorded  
in book M. 76 on page 15725 or as  
file/reel number 19931.

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

W. D. MILNE  
By *Hazel Branch* Recording Officer  
Deputy

FEE \$ 3.00