

KNOW ALL MEN BY THESE PRESENTS, That Arthur H. Peck and Hazel Z. Peck, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Harlan M. Anderson and Beatrice A. Anderson, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Lots 192 and 194 of THIRD ADDITION TO SPORTSMAN PARK, Klamath County, Oregon.

Subject, however, to the following:

1. Agreement, for control of water level of Lake, including the terms and provisions thereof, from Herbert Fleishhacker to The California Oregon Power Company, a California corporation, recorded February 15, 1924 in Volume 63 at page 459, Deed Records of Klamath County, Oregon.
2. Subject to the reservations for set-back lines and 8 foot easements on back of lot for sanitary, sewer and public utilities as set forth on the plat of Third Addition to Sportsman Park.
3. Conditions and restrictions imposed by deed, including the terms and provisions thereof, recorded December 5, 1958 in Book 307 at page 237; in deed recorded September 13, 1967 at M-67 at page 7104 and in deed recorded September 15, 1967 in M-67 at page 7205.

(If space insufficient, continue description on reverse side)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed 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 \$19,000.00

However, the actual consideration consists of or includes other property or value given or promised 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 1st day of June, 1974; 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.

Arthur H. Peck  
Arthur H. Peck

Hazel Z. Peck  
Hazel Z. Peck

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath

June July 1st, 1974

Personally appeared the above named Arthur H. Peck and Hazel Z. Peck and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of Klamath, 1974  
Personally appeared \_\_\_\_\_, 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:

(SEAL)

Notary Public for Oregon  
My commission expires:

Arthur H. Peck  
P. O. Box 190  
Hemet, Ca. 92343  
GRANTOR'S NAME AND ADDRESS

Harlan M. Anderson  
5024 Kinross Rd.  
Carmichael, Ca. 95608  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
grantee

NAME, ADDRESS, ZIP

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

Harlan M. Anderson  
5024 Kinross Rd.  
Carmichael, Ca. 96608  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 12th day of OCTOBER, 1976, at 11:47 o'clock A.M., and recorded in book M. 76 on page 16088 or as file/reel number 20176. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

FEE \$ 3.00

By Hazel Z. Peck Deputy