

Will E. Bryson, Jr. and Lynda E.

KNOW ALL MEN BY THESE PRESENTS, That  
Bryson, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor, paid by Dennis G. Bailey and Patricia M. Bailey, 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: Lot 17 OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.  
2. Right of way for pole line conveyed to Mabel C. Merryman, a widow, and George H. Merryman, Jr., and Mary Jane Merryman, his wife, to The California Oregon Power Company by deed dated August 18, 1950, and recorded September 1, 1950, on page 518, of Volume 241 of Deeds, records of Klamath County, Oregon.

3. A 20 foot building setback line from Alandale Street and utility easement along rear of lot as shown on dedicated plat.

4. Reservations as contained in plat dedication, to-wit: irrigation laterals and irrigation drains on OLD ORCHARD MANOR as platted hereon, subject to a building setback line and to an easement over all lots for future sewers."

(for continuation of this document see reverse side of this deed)

(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 \$19,500.00. 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 10th day of October 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

October 10, 1976

Personally appeared the above named Will E. Bryson, Jr. and Lynda E. Bryson

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

Before me: Notary Public for Oregon

My commission expires 10-13-78

STATE OF OREGON, County of

1976

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 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:

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1976,

at o'clock M., and recorded in book on page or as file number

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By Deputy

GRANTOR'S NAME AND ADDRESS

Bailey

GRANTEE'S NAME AND ADDRESS

FFS+L

main

NAME, ADDRESS, ZIP

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

FFS+L

main

NAME, ADDRESS, ZIP

17318

5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, dated February 13, 1951 and recorded February 20, 1951 in Volume 245, page 361, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
WM. D. MILNE  
filed for record at request of \_\_\_\_\_  
this 1 day of November 1976 at 3:24 P. M. on  
duly recorded in Vol. M76, of DEEDS on Page 17317  
FEE \$ 6.00  
By *Hazel Dray* Wm D. MILNE, County Clerk

