

21818

101500

KNOW ALL MEN BY THESE PRESENTS, That HENLEY LAND COMPANY, INC., a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CLARA JANE HOWARD, hereinafter called 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:

Lot 1, Block 1, Country Green, Tract 1085, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon;

Subject to Declaration, including the terms and provisions thereof, executed by HENLEY LAND COMPANY, INC., dated July 22, 1974, and recorded July 30, 1974, in Volume M-74, Page 9272, Microfilm Records of Klamath County, Oregon; and to Amendment to Declarations executed by said Henley Land Company, Inc., dated June 12, 1975, and recorded M-75, Page 7360, Microfilm Records of Klamath County, Oregon;

Subject to easements and rights of way of record and those apparent on the land; and to agreements, regulations and assessments of any sanitary district. Subject also to the assessments of Country Green Homeowners' Association; and to contracts and/or liens for irrigation and/or drainage.

Further, the fee title to any lot described as bounded by any street, lane, walkway, park, playground, open area, lake, pond, pool, sidewalk, or any other common property, which has not been dedicated or accepted by the public, and the fee title to any lots shown on the recorded plat of Country Green as abutting upon any such common property, shall not extend to or upon such common property, and the fee title to such common property is reserved by the grantor to be conveyed to the Country Green Homeowners' Association for the common enjoyment of all of the residents in Country Green.

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 hereinabove set forth;

and that grantor will warrant and forever defend the above granted 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 \$5,900.00. ~~Whereof, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which):~~

In construing this deed and where the context so requires, the singular includes the plural. Done by order of the grantor's board of directors, with its corporate seal affixed, this 5th day of November, 1976.

HENLEY LAND COMPANY, INC.

By Eldon N. Alt

Attorney in Fact

STATE OF OREGON, County of Klamath) ss.

November 5th, 1976, Personally appeared ELDON N. ALT, who being duly sworn did say that he is the President and Attorney in Fact for HENLEY LAND COMPANY, INC., and that he executed the foregoing instrument by authority of and on behalf of said HENLEY LAND COMPANY, INC., and that he acknowledges said instrument to be the act and deed of said HENLEY LAND COMPANY, INC.

Before me:

Long H. Puckett
Notary Public for Oregon.

My Commission Expires: 9-17-58

Return-Proctor and Puckett
280 Main St.-City

Send Tax Statement to:

CLARA JANE HOWARD

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 18th day of NOVEMBER, A.D., 1976, at 2:38 o'clock P.M., and duly recorded in Vol. M 76, of DEEDS on Page 18406.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Harold Puckett Deputy