

KNOW ALL MEN BY THESE PRESENTS, That BRUCE JAMES HUDSON and SHARON L. HUDSON, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERTA A. AXEL, 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:

Lot 5, Block 2, FIRST ADDITION TO LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. A 20 foot building setback from street as shown on plat dedication; 2. An 8 foot utility easement along rear lot line as shown on dedicated plat; 3. Subject to the following restrictions: A 20 foot building setback line, public utilities easements as shown on annexed plat, an easement over and across Lots 9-14 including Block 1, as may be necessary for future sanitary sewers, additional restrictions as provided in recorded protective covenants; 4. Covenants, conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded January 15, 1968 in Volume 355, page 361 and Volume M68, page 351, Klamath County Records; 5. Trust Deed, including the terms and provisions thereof, recorded July 18, 1972 in Volume M72 page 7881, Microfilm Records of Klamath County, Oregon, in the amount of \$31,000.00 in favor of U. S. Bank, which the buyer herein agrees to assume and pay.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

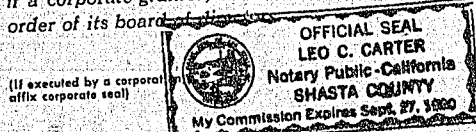
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

Except as shown above 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 \$38,000.00. 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 (H), 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 23rd day of November, 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.



STATE OF OREGON, County of Shasta, ss.  
November 23, 1976.

Personally appeared the above named Bruce James Hudson and Sharon L. Hudson

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

Before me, Leo C. Carter  
(OFFICIAL SEAL) Notary Public for OREGON California  
My commission expires: 9-27-1980

STATE OF OREGON, County of \_\_\_\_\_, ss.  
November 23, 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 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: \_\_\_\_\_

(OFFICIAL SEAL)

STATE OF OREGON,

County of KLAMATH, ss.

I certify that the within instrument was received for record on the 24th day of NOVEMBER, 1976, at 11:31 o'clock A.M., and recorded in book M. 76 on page 18947 or as file/recd number 22095, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. NILNE

By Abel Chavez Recording Officer  
Deputy

FEE \$ 3.00

After recording return to:

Roberta Axel  
2331 Linda Vista  
City, 97601

NAME, ADDRESS, ZIP

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

U. S. National Bank  
P.O. Box 3347  
Portland, OR 97208

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE