

23074

KNOW ALL MEN BY THESE PRESENTS, That KENNETH D. STANTON and DIXIE LEE STANTON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD T. DUDY and JEANNE S. DUDY, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 6, Block 5, FIRST ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Easement, including the terms and provisions thereof, recorded August 1, 1942 in Volume 149, page 144, Deed Records of Klamath County, Oregon; 2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; 3. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; 4. Reservations and restrictions contained in the dedication of First Addition to Pine Grove Ponderosa; 5. Declaration of Conditions and Restrictions of First Addition to Pine Grove Ponderosa, recorded December 22, 1969 in Volume M69, page 10609, Microfilm Records of Klamath County, Oregon.

(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,

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 \$ 7,800.00. 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 7 day of December, 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)

KENNETH D. STANTON  
DIXIE LEE STANTON

STATE OF OREGON,

County of Deschutes } ss.  
December 7<sup>th</sup>, 1976

Personally appeared the above named  
Kenneth D. Stanton and Dixie  
Lee Stanton

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 7-14-78

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 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.

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 17th day of DECEMBER, 1976, at 4:11 o'clock P.M., and recorded in book M 76 on page 20248 or as file/reel number 23074.

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

W. D. MILNE

Recording Officer  
Deputy

FEE \$ 3.00

After recording return to:

Mr. and Mrs. Richard Dudy  
316 Mesa St.  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP