

24395

KNOW ALL MEN BY THESE PRESENTS, That NORMAN S. STEPP and ELDA L. STEPP,
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK W. COTTRELL
and MOLLY L. COTTRELL, 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 ap-
pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 67 in Block 49, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Easements as contained in plat dedication.
2. Covenants, conditions and restrictions as set forth in Declaration of Restrictions
recorded March 13, 1967 in Volume M67, page 1751 and Amendment thereto recorded
July 6, 1967 in Volume M67, page 5062.
3. Reservations, restrictions and easements as contained in Deed of Tribal Property,
recorded September 10, 1959 in Deed Volume 315, page 530.

(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 set
forth above and apparent upon the land,

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 \$ 13,500.00
~~However, the actual consideration consists of or includes the property or value given as premises which is~~
~~the whole or part of the 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 6 day of December, 19 76;
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 LOUISIANA
PARISH of East Baton Rouge } ss.
December 6, 1976

Personally appeared the above named Norman
S. Stepp and Elda L. Stepp

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: AT DEATH

STATE OF OREGON, County of KLAMATH) ss.
1976

Personally appeared Norman S. Stepp and
Elda L. Stepp 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,) ss.

County of KLAMATH

I certify that the within instru-
ment was received for record on the
20th day of JANUARY, 19 77,
at 10:56 o'clock A.M., and recorded
in book M.77 on page 1064 or as
file/reel number 24395

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officer
By Hazel Dwyer Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jack W. & Molly L. Cottrell
Sprague River, OR

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE