

KNOW ALL MEN BY THESE PRESENTS, That GERALD M. KELLER and THERESA A. KELLER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BURTON L. WESTBROOK and IRENE WESTBROOK, 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 1 of SPRAGUE RIVER VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Sprague River.
2. A 20 foot offset line with reference pins from rear of lot as shown on dedicated plat.
3. Subject to a 16 foot easement for future public utilities centered on the back and sidelines of all lots, a 20 foot building setback along the front of all lots, County Health Department approval of the installation of sewage disposal drain fields, and to easements and reservations of record and those provided in any recorded protective covenants; also subject to a 50 foot by 50 foot easement in the Southwesterly corner of Lot 9, Block 1 as shown on the annexed map for well and water system use.
4. Conditions and restrictions, as disclosed by instrument recorded in Volume M69, at page 7164, 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 set forth above and apparent upon the land,

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 \$ 2,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 28th day of January, 1977.

By Gerald M. Keller, attorney in fact

STATE OF OREGON, County of Klamath) ss. January 28, 1977
Personally appeared the above named Gerald M. Keller, individually and as attorney in fact for Theresa A. Keller

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

(OFFICIAL SEAL)

Before me: Judy Blubatz
Notary Public for Oregon
My commission expires 8-12-77

NOTE—The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Burton L. & Irene Westbrook
302 Nevada Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH) ss.

I certify that the within instrument was received for record on the 28th day of JANUARY, 1977, at 3:04 o'clock P M., and recorded in book M 77 on page 640 or as file/reel number 24769. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

FEES 3.00

By Hazel Hazel Deputy