

KNOW ALL MEN BY THESE PRESENTS, That RUSSELL G. SANDERLIN and BEVERLY D. SANDERLIN, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE L. MARTIN and KAREN S. MARTIN, 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 22, Block 5, SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District; Reservations and restrictions, including the terms and provisions thereof, in deed from Anna E. Simmers, widow of A. J. Simmers, to Herman Lofdahl and W. E. Lofdahl, recorded September 28, 1949 in Volume 234, Page 248, Deed Records of Klamath County, Oregon, to-wit: "Rights of way for irrigation and drainage ditches are hereby reserved and not more than two hogs shall be kept on said premises at any one time."; Building setback line 20 feet from street, as shown on dedicated plat; Utility easement as shown on dedicated plat; Reservations contained in plat dedication, to-wit: "(1) A 20 foot building setback line along the front and a 15 foot building setback on the street sideline of all lots as shown on the annexed plat, (2) An 8 foot public utilities easement on the back of all lots as shown on the annexed plat, said easement to provide ingress and egress for the construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owners, should said construction and maintenance damage them, (3) Additional restrictions as provided in recorded protective covenants."

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 \$ 36,750.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.031)

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 14th day of February, 1977. If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereunto, in order of its board of directors.

Notarized by a corporation,
(Corporate seal)

STATE OF OREGON,
County of Linn
February 14, 1977

Personally appeared the above named
Russell G. Sanderlin and
Beverly D. Sanderlin
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me,
Notary Public for Oregon
My commission expires: 8-31-80

STATE OF OREGON, County of Klamath
February 14, 1977

Personally appeared
Wayne L. Martin and Karen S. Martin, who, being duly sworn,
each for himself and not one for the other, did say that the above is the
true and correct statement of the grantor and that the grantor is the
president and that the grantor is the
secretary of

and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed by the
half of said corporation by authority of its board of directors and that
they acknowledged said instrument to be its voluntary act and deed.

Before me,
Notary Public for Oregon
My commission expires:

Russell G. Sanderlin, et ux
6340 N. E. Sunset
Albany, Oregon 97321
GRANTOR'S NAME AND ADDRESS

Wayne L. Martin, et ux

GRANTEE'S NAME AND ADDRESS
After recording return to:
51 Fed. Savings and Loan
540 Main St

NAME, ADDRESS, ZIP
Wayne L. Martin, et ux
51 Fed. Savings and Loan
540 Main St
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of FEBRUARY, 1977 at 2:22 o'clock PM, and is in book M. 77 on page 2962 file/reel number 25669

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

W. D. MILNE

By Hazel Day
Recording Officer

FEE \$ 6.00

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

2963

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 those as set forth 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 \$ 36,750.00.
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 14th day of February, 1977;
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 OREGON,

County of Linn

February 14, 1977

Personally appeared the above named

Russell G. Sanderlin and

Beverly D. Sanderlin

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

(OFFICIAL
SEAL)

Before me:

Joan L. Jasey
Notary Public for Oregon

My commission expires: 8-31-80

STATE OF OREGON, County of) ss.

Personally appeared

and

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Russell G. Sanderlin, et ux

6340 N. E. Sunset

Albany, Oregon 97321

GRANTOR'S NAME AND ADDRESS

Wayne L. Martin, et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

St. Fed. Savings and Loan
540 Main St.

NAME, ADDRESS, ZIP

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

Wayne L. Martin, et ux

St. Fed. Savings and Loan
540 Main St.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
18th day of FEBRUARY, 1977,

at 2:22 o'clock PM., and recorded

in book M 77 on page 2962 or as

file/reel number 25669

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

W. D. MILNE

By Hazel Hazle Deputy
Recording Officer

FEE \$ 6.00