

1967 SN

25721

KNOW ALL MEN BY THESE PRESENTS, That ELMER P. VINCENT and LURA B. VINCENT,
 husband and wife, hereinafter called the grantor, for the consideration hereinafter stated,
 to grantor paid by EDWARD G. BOWERS and MARJORIE M. BOWERS, 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, sit-
 uated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 63, FIRST ADDITION TO SPORTSMAN PARK, and Lots 64 and 65, SECOND ADDITION TO
 SPORTSMAN PARK, according to the official plat thereof on file in the office of
 the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Agreement dated January 24, 1924, recorded February 15, 1924 in Volume 63, page 459 & 460, concerning the operation of the dam and control of water levels of Upper Klamath Lake.
2. Reservations contained in the dedication of First Addition to Sportsman Park.
3. Declaration of conditions and restrictions dated April 25, 1956, recorded April 30, 1956 in Volume 282, page 506.
4. Building and use restrictions, as disclosed by instrument recorded February 25, 1963 in Volume 343, page 316.

(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 whomso-
 ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,500.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 part of the consideration (indicate which) ①

In construing this deed and where the context so requires, the singular includes the plural.
 WITNESS grantor's hand this 18th day of February, 1977

Elmer P. Vincent
Lura B. Vincent

STATE OF OREGON, County of Klamath) ss. February 18, 1977
 Personally appeared the above named Elmer P. Vincent and Lura B. Vincent

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

8-12-77

My commission expires

NOTE—The sentence between the symbols ①, 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:

Edward G. & Marjorie M. Bowers
 Harriman Route Box 74C
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
 1225 Ferry Street, S.E.
 Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instru-
 ment was received for record on the
 22nd day of FEBRUARY, 1977,
 at 10:25 o'clock A.M., and recorded
 in book M 77 on page 3034 or as
 file/reel number 25724.

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

WM. D. MILNE

Recording Officer

FEE \$ 3.00

Hazel Drayton Deputy