

KNOW ALL MEN BY THESE PRESENTS, That G. PATRICK OSTERMAN and FRANCES M. OSTERMAN, husband and wife

to grantor paid by RONALD T. WILLIAMS and BARBARA G. WILLIAMS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, 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 29 of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING the following:

Beginning at a point on the Southwesterly boundary line of Lot 29 in Lakewood Heights, which point is 143.2 feet Northwesterly from the most Southerly corner of said Lot 29; thence Northwesterly along said boundary line a distance of 47.8 feet to an iron pin at the most Westerly corner of the said Lot 29; thence North 69° 24' East a distance of 138.6 feet to the most Northerly corner of said Lot 29; thence Southeasterly along the Westerly right of way line of secondary Highway No. 421, 42.13 feet; thence Southwesterly in a straight line to the point of beginning, said tract being approximately the Northwesterly one-half of Northwesterly one-half of Tract 29, Lakewood Heights in Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Regulations, liens and assessments, if any, of Lakewood District Improvement Co.
2. Easements and releases and rights of way, conveyed to California Oregon Power Co. by deed recorded in Volume 68, page 279 to 291, Volume 105, page 226 and 227, Volume 108, page 148.
3. Easement recorded September 9, 1925 in Volume 68, page 277, and September 28, 1935 in Volume 105, page 226. (continued on reverse)

(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

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 \$ 29,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 14th day of April 1977

G. Patrick Osterman
Frances M. Osterman

STATE OF OREGON, County of Klamath) ss. April 14, 1977
Personally appeared the above named G. Patrick Osterman and Frances M. Osterman

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

(OFFICIAL SEAL)

Before me: Judy B. Rubak
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:

Ronald T. & Barbara G. Williams
2375 Lakeshore Drive
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

First Federal Savings
540 Main Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____ ss.
I certify that the within instrument was received for record on the day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy _____

6311

continued:

4. An easement granted to Pacific Power and Light Co., recorded in Volume 105, page 226 and Volume 126, page 445.
5. Conditions and restrictions and setback lines as disclosed by agreement recorded November 10, 1938 in Volume 118, page 475, and modified by instruments recorded in Volume 119, page 410 and Volume 138, page 257.
6. Trust Deed in favor of First Federal Savings and Loan Association of Klamath Falls, recorded May 24, 1974 in Volume M74, page 6488, which the grantees herein agree to assume and pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of MOUNTAIN TITLE CO

this 14th day of APRIL A.D. 1977 at 3:31 o'clock P.M. and

duly recorded in Vol. M 77 of DEEDS on Page 6310

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Harold Drazel*