

KNOW ALL MEN BY THESE PRESENTS, That RONALD L. ROSE and MARY ANN ROSE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS M. HILL and EVA E. HILL, husband and wife

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:

The South 45 feet of Lot 5 and the North 15 feet of Lot 6, TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers, of South Suburban Sanitary District and Klamath Irrigation District.
2. Easements, set-back lines and reservations as shown on dedicated plat and as contained in plat dedication.
3. Covenants, conditions, restrictions and easements, recorded June 11, 1959 in Volume 313, page 290 and modified by instrument recorded June 17, 1959 in Volume 313, page 355, all Deed Records of Klamath County, Oregon.
4. Trust Deed, including the terms and provisions thereof, recorded March 26, 1974 in Volume M74, page 3797, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association, which Trust Deed, the Grantees herein assume and agree to pay according to the terms and conditions as contained therein.

(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 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 \$ 28,660.42. 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 2nd day of June, 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)

Ronald L. Rose  
Mary Ann Rose

STATE OF OREGON,  
County of Klamath } ss.  
June 2, 1977

Personally appeared the above named  
Ronald L. Rose and Mary Ann Rose

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

(OFFICIAL SEAL)

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

Judy Blubaugh

STATE OF OREGON, County of Klamath } ss.  
Personally appeared \_\_\_\_\_, 1977

\_\_\_\_\_ 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 behalf 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)

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of JUNE, 1977, at 4:32 o'clock P.M., and recorded in book M77 on page 9629 or as file/reel number 30455, 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

Thomas M. Hill

GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas M. Hill

5557 Villa Dr.

Klamath Falls, OR

NAME, ADDRESS, ZIP

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

First Federal Savings Loan

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE