

KNOW ALL MEN BY THESE PRESENTS, That Jerry R. Hailey and Phyllis J. Hailey

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David L. Antley and Rhonda Antley, 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 10 in Block 9 of Tract No. 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk 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 in Exhibit A attached hereto

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 \$ 43,950.00. 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 day of June, 19 77, 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 Klamath) ss.
June 17th, 19 77.

Personally appeared the above named Jerry R. Hailey and Phyllis J. Hailey and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Sheldon A. Page
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 4/24/81

STATE OF OREGON, County of) ss.
June 17th, 19 77.

Personally appeared _____ and _____ 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: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Mr. & Mrs. Jerry R. Hailey
3930 Rio Vista Way
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. David L. Antley
3930 Barry Avenue
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Sam Co. Title
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____
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.

Recording Officer
Deputy

EXHIBIT A

1077.8

SUBJECT TO:

1. Reservations, restrictions, easements and rights-of-way of record and those apparent on the land.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of Enterprise Irrigation District.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Rules, regulations and assessments of Sunset Village Lighting District.
6. Easements, including the terms and provisions thereof, given by Martha Keller et al., to Oregon Water Corporation, a public utility of the State of Oregon, dated November 8, 1972, recorded November 9, 1972 in Volume M72 page 12926, and dated _____, 1972, recorded March 5, 1973 in Volume M73 page 2293, Microfilm records of Klamath County, Oregon.
7. Reservations and restrictions contained in the dedication of Tract No. 1079, Sixth Addition to Sunset Village as follows: "...subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage; (2) No changes will be made in the present irrigation and/or drain ditches without the consent of Enterprise Irrigation District, its successors and assigns; (3) A 25 foot building set back line on the front of all lots and a 20 foot building set back line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
8. Declaration of Conditions and Restrictions for Sixth Addition to Sunset Village recorded June 29, 1973 in Volume M73 page 8283, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH ss.

I hereby certify that the within instrument was received and filed for record on the 17th day of June A.D., 1977 at 3:02 o'clock P M., and duly recorded in Vol M77 of DEEDS on Page 10727.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Kazel Drazic Deputy