

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH J. LESTER and MERCEDESE D. LESTER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELBERT A. PETERSON and DIXIE R. PETERSON, 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 19 in Block 3, TRACT 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Setback provisions as delineated on the recorded plat. (25 feet from front lot line - 20 feet along side)
2. Utility easements as delineated on the recorded plat along rear 8 feet.
3. Restrictions and easements as contained in plat dedication.
4. Covenants, conditions, restrictions and easements, recorded May 17, 1973 in Volume M73, page 5995, Microfilm Records 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

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 \$ 41,500.00

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 23rd 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)

*Joseph J. Lester
Mercedes D. Lester*

STATE OF OREGON,

County of Klamath

June 23

19 77

STATE OF OREGON, County of

19

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

Personally appeared the above named Joseph J. Lester and Mercedes D. Lester

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Joseph J. Lester & Mercedes D. Lester

GRANTOR'S NAME AND ADDRESS

Elbert A. Peterson & Dixie R. Peterson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Elbert A. Peterson & Dixie R. Peterson
15037 S. E. Johnson Rd.
Milwaukie, Oregon 97222

NAME, ADDRESS, ZIP

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

Elbert A. Peterson & Dixie R. Peterson
15037 S. E. Johnson Rd.
Milwaukie, Oregon 97222

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 24th day of JUNE, 1977, at 10:01 o'clock A.M., and recorded in book M77 on page 11117 or as file/reel number 31516

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

Recording Officer

By *Hazel Drage* Deputy

FEE \$ 3.00