

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. JORDAN and DOROTHY A. JORDON, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES ROGER CLOSSON

, 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 4, FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. Building setback line 25 feet from front of lot as shown on dedicated plat.
3. A 16 foot utility easement along rear of lot.
4. Reservations and restrictions as shown on dedicated plat.
5. Reservations and restrictions as contained in instrument recorded in Volume 226, page 191, Deed Records of Klamath County, Oregon
6. Covenants, conditions and restrictions imposed by instrument, including the terms and provisions thereof, recorded December 23, 1974 in Volume M74, page 16182, Microfilm Records of Klamath County, Oregon.
7. Mortgage in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs (M60333), recorded February 4, 1977 in Volume M77, page 2161, Microfilm Records of Klamath County, Oregon, which the grantee herein agrees to assume and pay according to the terms 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 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 \$ 39,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).<sup>⓪</sup>

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

WITNESS grantor's hand this 23 day of June, 19 77.

James E. Jordan  
JAMES E. JORDAN

Dorothy A. Jordan  
DOROTHY A. JORDAN

STATE OF OREGON, County of Klamath ) ss. June 23, 19 77

Personally appeared the above named JAMES E. JORDAN and DOROTHY A. JORDAN, husband and wife

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

(OFFICIAL SEAL)

Before me: Arlene J. Addington  
Notary Public for Oregon  
My commission expires

NOTE—The sentence between the symbols ⓪, 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:

James Roger Closson  
2321 Radcliffe Avenue  
Klamath Falls, Oregon

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 instrument was received for record on the 28th day of JUNE, 19 77, at 4:07 o'clock P.M., and recorded in book M77 on page 11426 or as file/reel number 31740, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Elizabeth Unazig Deputy

FEE \$ 3.00