

341612
KNOW ALL MEN BY THESE PRESENTS, That STEVEN N. GUTHRIE and CLARICE Y. GUTHRIE, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM L. SHARRAR and SHIRLEY SHARRAR, 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 5 Of TRACT NO. 1037, FIFTH ADDITION TO SUNSET VILLAGE, 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. Regulations of Enterprise Irrigation District.
3. Regulations of Sunset Lighting District.
4. Building setback line 25 feet from street as shown on dedicated plat.
5. Public utilities easement along rear 8 feet as shown on dedicated plat.
6. Reservations and easements as contained in plat dedication.
7. Covenants, conditions and restrictions imposed by instrument recorded June 13, 1972 in Volume M72, page 6318, Microfilm Records of Klamath County, Oregon.

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 apparent upon the land,

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 \$46,900.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 29th 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)

Clarice Y. Guthrie

STATE OF OREGON,

STATE OF OREGON, County of

) ss.

County of Klamath

Personally appeared

and

June 29, 1977

who, being duly sworn,

Personally appeared the above named Steven N. Guthrie and Clarice Y. Guthrie

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

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

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.

(OFFICIAL SEAL)

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

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William L. Sharrar & Shirley Sharrar
3416 Coronado Way
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Equitable Savings
1300 S. W. Sixth Avenue
Portland, Oregon 97201

NAME, ADDRESS, ZIP

STATE OF OREGON,

) ss.

County of KLAMATH

I certify that the within instrument was received for record on the 30th day of JUNE, 1977, at 2:56 o'clock p.m., and recorded in book M77 on page 11539 or as file/reel number 31842

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. HILNE

Recording Officer

By *Kazuo Mura* Deputy

F. & S. 3.00