

KNOW ALL MEN BY THESE PRESENTS, That RALPH C. PRINK and ALBERTA M. PRINK, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by EDWIN J. COOPER and BETTY L. COOPER, husband and wife, hereinafter called the grantees, does

hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-

pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Lot 5, Block 7, TRACT NO. 1025 - WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

3. Building set back line 25 feet from street as shown on dedicated plat.

4. Utility and irrigation easement along the rear 12 feet as shown on dedicated plat.

5. Reservations contained in plat dedication, to wit: A 25 foot building set back line along the front of all lots and a 20 foot building set back line along side street lines; Easements as shown on the annexed map for construction and maintenance of public utilities, irrigation (for continuation of this description, see reversed side of this Deed)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$30,500.00

Howsoever the actual consideration may be stated, it is 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 14 day of July, 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)

STATE OF OREGON,

County of Klamath

July 14, 1977.

Personally appeared the above named Ralph C. Prink and Alberta M. Prink, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me, Notary Public for Oregon My commission expires 2-3-79

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
P.O. Box 1936
Klamath Falls, Or 97601

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

Edwin J. Cooper
4632 Sturdivant Ave
Klamath Falls, Or 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of _____) ss.
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.

By _____ Recording Officer Deputy

and drain ditches, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; Additional restrictions as provided in any recorded protective covenants."

6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 9, 1971 in Volume M71, page 9617, Microfilm Records of Klamath County, Oregon. (copy attached)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record on request of XXXXXXXXX

this 15th day of July A. D. 1977. at 9:44 o'clock A. M., on
duly recorded in Vol. M 77, of Deeds on Page 12527

Fee \$6.00

Wm D. MILNE, County Clr

By Pat McCullough