

KNOW ALL MEN BY THESE PRESENTS, That JOHN E. JOHNSON and DEBBIE A. JOHNSON, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RODNEY A. WRIGHT and VICKI T. WRIGHT, husband and wife, as tenants by the entirety, 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 8 in Block 7, TRACT NO. 1035, GATEWOOD, 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) Right of Way, including the terms and provisions thereof, from H. E. Ankeny, et ux, and R. E. Cantrall, to United States of America, dated June 26, 1905, recorded May 18, 1907 in Volume 22, page 479, Deed Records of Klamath County, Oregon.
- 2) A 20 foot building setback from all side streets and a 25 foot building setback from the front of said lot as shown on dedicated plat.
- 3) An 8 foot utility easement along rear of lot as shown on dedicated plat.
- 4) Restrictions as contained in plat dedicated, to wit:

"Subject to a 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, 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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)(continued on reverse)

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 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 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 \$ 47,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~

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

WITNESS grantor's hand this 14th day of September, 1977.

John E. Johnson

Debbie A. Johnson

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named John E. Johnson and Debbie A. Johnson

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

(OFFICIAL SEAL)

Before me: *Sherald A. Page*
Notary Public for Oregon
My commission expires 4/24/81

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

John E. and Debbie Johnson

GRANTOR'S NAME AND ADDRESS

Rodney A. and Vicki T. Wright

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kla. First Fed.
540 Main

NAME ADDRESS ZIP

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

Rodney P. Wright
4764 Driftwood

NAME ADDRESS ZIP

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.

Recording Officer

By _____ Deputy

84151

17189

irrigation and/or drain ditches without the consent of the Klamath Irrigation District, is successors or assigns."

5) 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 May 17, 1973 in Volume M73, page 5995, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 15th day of SEPTEMBER, A. D. 1977, at 10:18 o'clock A. M., and

fully recorded in Vol. M77, of DEEDS on Page 17188

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Buetha H. Kelch