

KNOW ALL MEN BY THESE PRESENTS, That KATHRYN OLSON aka KATHRYN DEARBORN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE B. PEDEN and MARTHA BRADSHAW PEDEN, 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 12 of SOUTHSORE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-'78, a lien not yet due and payable.
2. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of Upper Klamath Lake.
3. Restrictions contained in plat dedication.
4. A 20 foot building set-back line along front of lot and a 40 foot building set back line along rear of lot.
5. Rules, regulations and liens and assessments, if any, of the Community of Southshore the association and water district.
6. Easements, releases and right of way as recorded in Deed Volume 68, pages 277 to 281, inclusive, and in Volume 105 at pages 226 and 227.
7. Reservations and restrictions as shown in Deed recorded in Deed Volume 81 at page 289; recorded in Deed Volume 82 at page 263; in Deed Volume 82 at page 455 and 456 and in Deed Volume 124 at page 299.
8. Agreements, including the terms and provisions thereof, recorded May 25, 1936 in Deed Volume 106 at page 397. **See below for continuation of "Subject To's"

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.

** 9. Agreement, including the terms and provisions thereof, recorded June 2, 1936 in Deed Volume 106 at page 425.

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 \$13,818.86.

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.

STATE OF OREGON,

County of Klamath

ss.

Kathryn Olson aka Kathryn Dearborn, by

Billie Joan Koger, her atty in fact

On this the 16th day of September, 1977 personally appeared

BILLIE JOAN KOGER

who, being duly sworn (or affirmed), did say that s/he is the attorney in fact for KATHRYN A. DEARBORN

and that s/he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me

Marlene J. Addington
(Signature)

My Commission Expires: March 22, 1981

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 16 day of September, 1977, at 4:07 o'clock P.M., and recorded in book 77 on page 17414 or as file/reel number 35876, Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

fee 3.00

Wm. D. Milne County Clerk
Recording Officer

By Bernetha H. Letch Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dr. Mrs. George B. Peden
170 Southshore Lane
City, 97601

NAME, ADDRESS, ZIP

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

Dr. Mrs. George B. Peden
Address as above

NAME, ADDRESS, ZIP