

KNOW ALL MEN BY THESE PRESENTS, That Charles T. Smith and Hazel L. Smith, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Kenneth R. Ostrom and Nancy S. Ostrom, 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 appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Lot 1 in Block 3, RAINBOW PARK on the Williamson, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with an undivided 1/68th interest in Lots 4 and 5, Block 1, RAINBOW PARK on the Williamson.

Subject, however, to the following:

1. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Williamson River.
2. Existing power and telephone line as shown on the recorded plat.
3. An 8 foot utility easement along Westerly lot line as shown on dedicated plat.
4. A 20 foot building setback from streets as shown on the recorded plat.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Rainbow Park on the Williamson, to-wit:

"(1) A building setback line and a future public utilities easement (for continuation of this document see reverse 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 \$37,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 6 day of November, 19 77; 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)

*Charles T. Smith*  
Charles T. Smith

*Hazel L. Smith*  
Hazel L. Smith

STATE OF OREGON, } ss.  
County of Klamath }  
~~November~~ December 6, 19 77

Personally appeared the above named  
Charles T. Smith and Hazel L. Smith, husband and wife

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

NOTARY  
Before me: *Donald B. Hamilton*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 3/30/81

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared Charles T. Smith and Hazel L. Smith 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:

KLAMATH FIRST FEDERAL

NAME, ADDRESS, ZIP

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

KENNETH R. OSTROM  
1200 McALLAN  
KIFALLS, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

I certify that the within instrument was received for record on the day of 6, 19 77,

at 6 o'clock P.M., and recorded in book 23581 on page 44 or as file/reel number 23581

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Charles T. Smith Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

23585

ment as shown on the annexed plat; (2) Any easements or right of ways of record and any further restrictions as shown in the recorded protective covenants."

6. Covenants, easements 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 11, 1964 in Book 356, page 116, Deed Records of Klamath County, Oregon.

7. Reservations, including the terms and provisions thereof, as contained in Land Status Report in Deed from the United States of America to Ruth Allen Barfield, dated May 13, 1958, recorded May 15, 1958 in Book 299, page 394, Deed Records of Klamath County, Oregon.

8. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home, and any interest or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 6th day of December A. D. 19 77 at 10:31 clock A.M., and

fully recorded in Vol. 1177, of Deeds on Page 23584

Wm D. MILNE, County Clerk

By Burroughs A. Lettsch

Fee \$6.00