

KNOW ALL MEN BY THESE PRESENTS, That DONALD RAY TELFORD and REME KAY TELFORD, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EVERETT W. BARKER and SHARON L. BARKER, 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 25 in Block 1 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath Count, Oregon.

- SUBJECT TO:
- 1. Regulations of Klamath Irrigation District.
 - 2. Regulations of South Suburban Sanitary District.
 - 3. A 20 foot building setback as shown on dedicated plat.
 - 4. A 16 foot utility easement along the South side of lot and an 8 foot easement along the East and Westerly sides, as shown on dedicated plat.
 - 5. Restrictions as contained in plat dedication.
 - 6. Conditions and restrictions imposed by instrument recorded April 25, 1968 in Volume M58, page 3337.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantee 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.

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 \$ 39,200.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 24th day of April, 1978; 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.

Donald Ray Telford
Reme Kay Telford

STATE OF OREGON, IDAHO
County of Klamath ss.
April 24th, 1978

Personally appeared the above named Donald Ray Telford and Reme Kay Telford

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

Notary Public for Oregon Idaho
My commission expires 2-2-80

STATE OF OREGON, County of Klamath ss.
Personally appeared _____ 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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 24th day of April, 1978, at 3:43 o'clock P.M., and recorded in book 178, on page 8172 or as file/reel number 46909, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By Bernard J. Ketchum Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Also recording permit for

Everett W. & Sharon L. Barker
4440 Emily Place
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP