

KNOW ALL MEN BY THESE PRESENTS, That DAVID W. SEUTTER and MARJORIE J. SEUTTER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH B. McMAHAN and ALETA E. McMAHAN, 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 10, Block 4, TRACT 1153, SECOND ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. An Easement, recorded July 23, 1958 in Volume 301, page 224.
2. Right-of-Way, recorded February 18, 1965 in Volume 359, page 380.
3. A 16 foot utility easement across rear of lot as shown on dedicated plat.
4. Reservations and restrictions as shown on plat dedication.
5. Covenants, conditions and restrictions, recorded in Volume M78, page 1386.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 set forth above and those apparent upon the land

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 \$ 19,000.00.

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 29th day of June, 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
June 29, 1978

STATE OF OREGON, County of ) ss.  
June 29, 1978

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

Personally appeared the above named David W. Seutter and Marjorie J. Seutter

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

Before me: Judy B. Rubin  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 8-23-81

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:

Mountain Title Company  
407 Main Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Kenneth B. MaMahan  
4444 Lombard  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of July, 1978, at 12:05 o'clock P. M., and recorded in book M78 on page 14296 or as file/reel number 51115, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer  
By: Kenneth B. MaMahan Deputy

Fee \$3.00