

KNOW ALL MEN BY THESE PRESENTS, That Deval Dean Dewey and Dolores J. Dewey, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Norman A. Frei and Mary J. Frei, 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 improvements, fixtures and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11, Block 1 of Tract No. 1002 La Banda Hills, situate in the S $\frac{1}{2}$ of Section 14 and the NE $\frac{1}{4}$ of Section 15, Township 39 South, Range 4 East of the Willamette Meridian Klamath County, Oregon.

IN WITNESS WHEREOF, the said grantor, at the County of Klamath, State of Oregon, on the 29 day of September, 1978, has hereunto set his hand and seal.

To Have and to Hold the premises 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 stated in the reverse of this deed or those apparent upon the land if any, as of the date of this deed.

and that grantor will warrant and 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 \$ 8,100.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate by check) (The word "and" should be deleted if not applicable. 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 its provisions apply equally to corporations and to individuals.

In Witness Whereof, the grantor has caused this instrument to be signed and sealed by its officers, duly authorized thereto by order of its board of directors, this 29 day of September, 1978.

It recorded by a notary public, after recording fee.

Deval Dean Dewey
Dolores J. Dewey

STATE OF OREGON,

STATE OF OREGON, County of _____ ss.

County of Klamath
September 29, 1978.

Personally appeared _____, 19____, 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.

Personally appeared the above named Deval Dean Dewey and Dolores J. Dewey.

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

Notary Public for Oregon
My commission expires: _____

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Deval Dean Dewey
Norman A. Frei
5207 Blue Mountain Drive
Klamath Falls, Oregon 97603
State Department of Veterans Affairs
1225 Ferry Street S. E.
Salem, Oregon

STATE OF OREGON, _____ ss.
County of _____
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/real number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

1961 Right of Way created by instrument, including the terms and provisions thereof
Recorded: March 20, 1961
Volume: 65, page 346, Seed Records of Klamath County, Oregon.
In Favor Of: California Oregon Power Company
For: Transmission Lines
Affects: a portion of Lullunda Hills Tract 1002 (Blanket easement)

Agreement, including the terms and provisions thereof, recorded December 18, 1967 in Volume M74, page 932, Microfilm Records of Klamath County, Oregon, between Grangers and Pacific Power and Light Company. (Blanket easement)

An 8 foot public utilities easement across rear of lot as shown on dedicated plat.

Building setback line 25 feet from the street as shown on dedicated plat.

Easements and restrictions as contained in plat dedication, to wit:
"Subject to the following restrictions: (1) Building set-back lines as shown on the annexed plat. (2) Public utilities easements as shown on the annexed plat. (3) Plevna Improvement District ditch as shown on the annexed plat. (4) Water pipe easement as shown on the annexed plat. (5) One foot reserve strips (street rights) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. (6) Vacation of vehicular access rights to State Highway No. 66 from Lots 1, 2, 3, 4 and 5 of Block 1. (7) All sanitary facilities subject to the approval of the County Sanitarian. (8) No residential buildings shall be constructed between main Plevna ditch and Highway 66. (9) Drainage easements as shown on annexed plat. (10) Any recorded protective covenants."

Covenants, 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 in Volume M75, page 14401, Microfilm Records of Klamath County, Oregon. (copy attached)

Contract of Plevna District Improvement Company for water supply, including the terms and provisions thereof, recorded in Volume 128, page 593, Records of Klamath County, Oregon.

County Road Assessment for the improvement of Blue Mountain Dr.
Improvement District 95
Original Amount: \$679.15
Unpaid Balance: \$577.27, plus interest, if any

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Mountain Title Co.

Filed for record at request of

29th day of Sept. A.D. 1978 at 4:19 P. M. on
Deeds 21804
uly recorded in Vol. M78 of on Page

W. D. MELNE, County Clerk

W. D. Melne

Fee: \$6.00