

KNOW ALL MEN BY THESE PRESENTS, That Keith L. Rice and Nina Margaret Rice, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Clarence L. Bolkcom and Delma M. Bolkcom, 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, Block 2, SECOND ADDITION TO VALLEY VIEW-Tract No. 1036, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 stated on 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 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 \$49,900.00.

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 5 day of October, 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, } ss.
County of Klamath
October 5, 1978

Personally appeared the above named
Keith L. Rice and Nina Margaret
Rice

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

Before me:
(OFFICIAL SEAL) Linda Steller

Notary Public for Oregon

My commission expires July 13, 1981

STATE OF OREGON, County of) ss.
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 _____

_____ 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)

Keith and Nina Rice

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Clarence L. Bolkcom

5908 Independence

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Security Savings & Loan

222 South 6th

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
_____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

1. Taxes for the fiscal year 1978-1979, a lien, but not yet due and payable.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

4. Public utilities easement as shown on dedicated plat. (Rear 8 feet)

5. Reservations contained in plat dedication, to wit:

"(1) A 25 foot building setback line along the front of all lots and a 20 foot building setback on street sidelines of all corner lots, (2) Public utility and irrigation easement as shown on the annexed plat, said easements to provide ingress and egress for the construction and maintenance of said utilities, (3) Additional restrictions as provided in any recorded protective covenants, (4) No changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns."

and amended by instrument recorded February 25, 1972 in Volume M72, page 2036, Microfilm Records of Klamath County, Oregon, to wit:

"We hereby correct the dedication to read:

(SUBPARAGRAPH 1)

A 20 foot setback line along the front of the following described lots:

Block 3, Lots 1, 2, 3 and 4

Block 2, Lots 11 and 12

Block 4, Lots 1 and 2

and a 20 foot building setback of street side lines of all corner lots.

All other portions of the dedication hereafter recorded remain the same and are hereby reaffirmed."

6. 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 February 25, 1972 in Volume M72, page 2038, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

the 9th day of October A. D. 1978 at 1:27 clock P. M., and

fully recorded in Vol. M78, of Deeds, on Page 22466

Fee \$6.00

Wm D. MILNE, County Clerk

By Bernhardt A. Litch

STATE OF OREGON

Notary Public for the State of Oregon
My commission expires on _____
I hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.

Notary Public
Oregon