

KNOW ALL MEN BY THESE PRESENTS, That

Charles A. Fisher and Ronald E. Phair,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William J.T. Williams

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 14, Block 13 of TRACT 1148, SECOND ADDITION TO THE MEADOWS, 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 those stated on the reverse of this deed and those apparent upon the land, if any, as of the date of this deed.

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 \$ 43,900.00

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 23 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)

Ronald E. Phair
Charles A. Fisher

STATE OF OREGON,

County of Klamath } ss.
October 23, 1978

Personally appeared the above named

Ronald E. Phair and Charles A. Fisher

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

STATE OF OREGON, County of _____) ss.

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 _____

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:

Ronald E. Phair and Charles A. Fisher

GRANTOR'S NAME AND ADDRESS

William J.T. Williams

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

State Department of Veterans Affairs

1225 Ferry Street S. E.

Salem, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

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.

Recording Officer

Deputy

By _____

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

23791

Reservations as contained in plat dedication, to wit:
"subject to: (1) Easements for public utilities, T. V. and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, T. V. and drainage, (2) A 25 foot building set back line on the front of all lots and a 20 foot building set back line along side street lines, (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

A 25 foot building setback from street as shown on dedicated plat.

An 8 foot utility easement over the West and rear lot lines as shown on dedicated plat.

Regulations, including levies, liens, assessments, rights of way and easements of the Meadows District Improvement Company, as recorded September 29, 1975 in Book M75. page 11801, Microfilm Records of Klamath County, Oregon.

Agreement, including the terms and provisions thereof, dated March 13, 1976, recorded April 14, 1976 in Book M76 at page 5337, Microfilm Records of Klamath County Oregon, by and between Donald L. Sloan and Hazel I. Sloan, et al, and Klamath Irrigation District, an Oregon Irrigation District, regarding water run-off.

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 M77, page 20280, Microfilm Records of Klamath County, Oregon, and re-recorded in Volume M78, page 794, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Presented for record at request of Mountain Title Co.

on the 23rd day of October A. D. 1978 at 4:21 clock PM., a
true and correct copy of the foregoing was duly recorded in Vol. M78, of Deeds on Page 23790

Fee \$6.00

Wm D. MILNE, County Clerk

By Dorothy H. Hirsch