

57448

KNOW ALL MEN BY THESE PRESENTS, That David Andrew Hummel and Margaret Lucinda Hummel, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Stephen A. Van Buren and Joyce E. Van Buren, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 80, Merryman's Replat of vacated portion of Old Orchard Manor in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Taxes for the year 1978-1979 are now a lien but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Old Orchard Manor and Merryman's plat of vacated portion of Old Orchard Manor. (For continuation of this document, see reverse side of this deed.)

(If space insufficient, continue description on reverse side)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

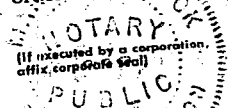
And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as 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 \$44,500.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 24 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.

David A. Hummel
Margaret Lucinda Hummel



STATE OF OREGON, County of Klamath, ss. October 24, 1978

Personally appeared the above named David Andrew Hummel and Margaret Lucinda Hummel, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Mary Ann Leach*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires AUGUST 6, 1982

STATE OF OREGON, County of _____, ss. _____, 19____.

Personally appeared _____, who, being duly sworn, each to: 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: _____

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
First National Bank of Oregon
Real Estate Loan Division
P. O. Box 1938
Klamath Falls, OR 97601
Until a change is requested all tax statements shall be sent to the following address:
Stephen A. Van Buren
888 Merryman
Portland, OR 97201
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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.
Recording Officer
Deputy
By _____

5. An easement created by instrument, including the terms and provisions thereof,

Recorded January 23, 1951 Book: 244 Page: 613

In favor of : California Oregon Power Company

For : Transmission and distribution of electricity.

6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded February 20, 1951 Book: 245 Page: 361

OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of Transamerica Title Co.

27th day of October

A. D. 1978 at 11:12

July recorded in Vol. M78 of Deeds

on Page 24217

Wm D. MILNE, County Clerk

Fee \$6.00

By *Bernice H. Hirsch*