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KNOW ALL MEN BY THESE PRESENTS, that UNITED STATES NATIONAL BANK OF OREGON, a National Banking Association, hereinafter called Grantor, does hereby grant, bargain, sell and convey unto GERALD LEE HARGROVE and CAROLYN HARGROVE, husband and wife, Grantees, their heirs, successors and assigns, all of the following-described real property with the tenements, hereditaments and appurtenances situated in the County of Klamath, State of Oregon, bounded and described as follows, to wit:

Lot 13 in Block 4 of FIRST ADDITION TO WINEMA GARDENS, according to the Official Plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon.

SUBJECT TO:

1. Reservations and restrictions in deed from Anna Simmers, widow of A. J. Simmers, to Herman L. Lofdahl, a single man, dated May 14, 1951, recorded July 13, 1951 in Volume 248, page 397, Deed Records of Klamath County, Oregon as follows: "Not more than two hogs shall be kept on said premises at any one time."
2. A 20 foot building setback along the front of lot and a 15 foot setback along street sideline as shown on dedicated plat.
3. Utility easement as shown on dedicated plat. (affects rear 8 feet)
4. Reservations as contained in plat dedication, to wit:
"(1) A 20 foot building setback line along the front of all lots;
(2) A 15 foot building setback on the street sideline of Lots 1 and 8, Block 1; Lots 8, 9 and 16, Block 2; Lots 1, 2, 5 and 8 Block 3; and Lots 1, 6, 8 and 13, Block 4; (3) A 10 foot utility easement to be centered on the side lines of Lots 9 thru 16, Block 2 and Lots 1 thru 8, Block 1 as shown on annexed plat;
(4) An 8 foot easement along the back of all lots unless otherwise indicated on annexed plat, said easements to be for future public utilities, drainage and sanitary sewers, said easement to provide ingress and egress for the construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owner, should said construction or maintenance damage them; (5) Additional restrictions as provided in recorded protective covenants."

THE ACTUAL CONSIDERATION of this transfer is Forty-Four Thousand and no/100 Dollars (\$44,000.00).

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TO HAVE AND TO HOLD the above-described and granted premises,
unto said Grantees, their heirs, successors and assigns forever.

WITNESS the hand and seal this 1st day of NOVEMBER, 1978.

UNITED STATES NATIONAL BANK OF OREGON,
a National Banking Association

By M. S. Holland
Trust Real Estate Officer

STATE OF OREGON)
County of Multnomah) ss

On this 1st day of NOVEMBER, 1978, personally appeared M. S. Holland, to me personally known, who, being duly sworn, did say that he is a Trust Real Estate Officer of United States National Bank of Oregon, the within named corporation, and that the seal affixed to said 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 he acknowledged said instrument to be the free act and deed of said corporation.

Before me:

Linda Harrison
Notary Public for Oregon
My Commission expires NOV 1982

Return to MTC.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

on 3rd day of November A. D. 1978 at 2:02 o'clock P. M., on

file recorded in Vol. M78, of Deeds on Page 24883

Wm. D. MILNE, County Clerk
Bernard A. Whitcomb
Fee \$6.00