

1-1-74

60677

KNOW ALL MEN BY THESE PRESENTS, That FREDERICK G. WOOD and MILDRED M. WOOD, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM J. OLSON and E. LORENE OLSON, 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 Six (6), in Block Five (5), SUN FOREST ESTATES, TRACT NO. 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

SUBJECT TO restrictions as contained in plat dedication, to wit: A twenty-five foot (25') building setback line along the front of all lots and a twenty-foot (20') building setback line along side street lines; a sixteen-foot (16') public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owner to be at his own risk; the Bonneville Power Administration Transmission line is subject to all restrictions and rights as recorded in Deed Volume 250, Page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants. (OVER)

(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

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 \$ 26,500.00

~~However, the actual consideration remains of no effect unless the grantor or grantee, or their heirs, successors and assigns, shall file a statement of the actual consideration paid for this transfer, in the office of the County Clerk of Klamath County, Oregon, within the time specified in the following provisions.~~

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 5th day of JANUARY, 1979; 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,

County of DESCHUTESJANUARY 5, 1979

Personally appeared the above named FREDERICK G. WOOD and MILDRED M. WOOD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
Notary Public for Oregon
My commission expires: 11/2/79

STATE OF OREGON, County of _____ ss.

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

FREDERICK G. WOOD & MILDRED M. WOOD - STAR RT. 1 Box 1219
LAPINE, OREGON 97739

WILLIAM J. & E. LORENE OLSON
GEN. DELIVERY
LAPINE, OREGON 97739

After recording return to:
SUTTON FINANCIAL CORPORATION
1002 N.W. BOND STREET
BEND, OREGON 97701

Until a change is requested all tax statements shall be sent to the following address:
WILLIAM J. & E. LORENE OLSON
SUN FOREST DRIVE
LAPINE, OREGON 97739

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.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Property description continued:

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SUBJECT TO Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972, in Volume M72, Page 10581, Microfilm Records of Klamath County, Oregon.

SUBJECT TO covenants, easements, conditions and restrictions or record, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972, in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Mountain Title Co.
this 8th day of January A. D. 1979 at 11:44 o'clock A. M., and
fully recorded in Vol. M79, of Deeds on Page 537
Fee \$6.00
By Wm D. MILNE, County Clerk
Bernice W. Selch