

KNOW ALL MEN BY THESE PRESENTS, That Dale W. Harper and Cathy J. Harper, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William F. Jackson and Michelle Jackson, 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:

979 FEB 28 PM 3 37

Lot 9 in Block 15, TRACT 1112, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 73,250.00. 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 28 day of February, 19 79, 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.

Dale W. Harper  
Dale W. Harper

Cathy J. Harper  
Cathy J. Harper

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
February 28, 19 79

Personally appeared the above named Dale W. Harper and Cathy J. Harper

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 \_\_\_\_\_ 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)

Dale W. Harper and Cathy J. Harper  
GRANTOR'S NAME AND ADDRESS  
William F. Jackson and Michelle Jackson  
3735 LaMarada  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
as above  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
No Change  
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 \_\_\_\_\_ or page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

SUBJECT TO:

- 4491
1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
  2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
  3. Reservations and easements as contained in plat dedication, to wit:  
"Subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage, (2) 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, (3) A 25-foot building setback line on the front of all lots and a 20-foot building setback line along side streets; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
  4. 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 March 25, 1975 in Volume M75, page 3318, Microfilm Records of Klamath County, Oregon.
  5. Subject to liens and assessments of Sunset Village Lighting District.
  6. Right of Way Easement, including the terms and provisions thereof, granted to Pacific Power & Light Company, a corporation, recorded December 1, 1975 in Volume M75, page 15088, and re-recorded January 15, 1976 in Volume M76, page 733, all Microfilm Records of Klamath County, Oregon.
  7. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: July 7, 1978

Recorded: July 10, 1978

Volume: M78, page 14756, Microfilm Records of Klamath County, Oregon

Amount: \$59,300.00

Grantor: Dale W. Harper and Cathy J. Harper, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 28th day of February A. D. 1979 at 3:33'clock P.M., and

duly recorded in Vol. M79, of Deeds on Page 4490

Wm D. MILNE, County Clerk

By Bonetha B. Hite

Fee \$6.00