

KNOW ALL MEN BY THESE PRESENTS, That R. W. Carlile

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paul W. Flury and Sharon Lee Flury, 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 5 Block 1, TRACT 1135, 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 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 \$ 104,115.46

①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ②(The sentence between the symbols ①, 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 16 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.

R. W. Carlile

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
January 16, 1979

Personally appeared the above named

R. W. Carlile

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1984

R. W. Carlile

STATE OF OREGON, County of) ss.
January 16, 1979

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:

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of 1979,

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

GRANTOR'S NAME AND ADDRESS

Paul W. Flury and Sharon Lee Flury
3715 Schooler Court
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Paul W. and Sharon Lee Flury
3715 Schooler Court
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Paul W. and Sharon Lee Flury
3715 Schooler Court
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

An easement created by instrument, including the terms and provisions thereof, dated April 11, 1941, recorded April 11, 1941 in Volume 136, page 534, Records of Klamath County, Oregon.

An easement, including the terms and provisions thereof, granted to The Pacific Telephone and Telegraph Company, a California corporation, by instrument recorded August 1, 1942 in Volume 149, page 43, Deed Records of Klamath County, Oregon. (Blanket easement over the W $\frac{1}{2}$ of NW $\frac{1}{4}$)

Right of way, including the terms and provisions thereof, granted to The California Oregon Power Company, recorded December 16, 1957 in Volume 296, page 272, Deed Records of Klamath County, Oregon. (Affects E $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$)

An easement, including the terms and provisions thereof, granted to The California Oregon Power Company, a California corporation, by instrument recorded July 23, 1958 in Volume 301, page 224, Deed Records of Klamath County, Oregon.

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 July 16, 1977 in Volume M-77, page 12143, Microfilm Records of Klamath County, Oregon, and Amendment thereto recorded April 21, 1978 in Volume M78, page 7804, Microfilm Records of Klamath County, Oregon.

Reservations as contained in plat dedication, to wit:

"Said plat subject to: (1) Easements for future public utilities, as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities; (2) A 75 foot building setback from the centerline of the street, on the front of all lots, a 20 foot building setback along side street lines and a 25 foot building setback in the rear of all lots; (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

An 8 foot utility easement along Easterly lot line as shown on dedicated plat.

A 16 foot utility easement along Northerly lot line, as shown on dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Mountain Title Co

this 12th day of March A. D. 1979 at 11:39 o'clock A. M., an

tuly recorded in Vol. M79, of Deeds on Page 5556

Wm D. MILNE, County Clerk

By Renecha Hirsch

Fee \$6.00