

1967 SN

K-31641

KNOW ALL MEN BY THESE PRESENTS, That FRANK W. OHLUND, a married man,



....., hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by CHARLES BRAD AUSTIN, a single man,

....., 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 4, Block 3, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof.  
TOGETHER WITH an undivided 1/68th interest in Lots 4 & 5, Block 1, same plat,

SUBJECT TO: public Rights in "Williamson River; Easements and rights of way of record; Reservations, restrictions and conditions shown on the plat and in the dedication of RAINBOW PARK ON THE WILLIAMSON; and to Declaration of Conditions and "Restrictions dated September 9, 1964 and recorded September 11, 1964 in Vol. 356 at Page 116 of Klamath County, Oregon, Deed Records, which said Conditions and "Restrictions vendees take subject to and covenant and agree to fully observe, perform and comply with and which shall be appurtenant to and run with the premises herein sold;

(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 to date, except current taxes not yet due, zoning ordinances, building and use restrictions, reservations in Federal patents, beneficial utility easements and those apparent upon the land and common to real estate in the area, and that grantor will warrant and forever defend the above granted 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 \$4,850.00.

① The value of the consideration paid for this transfer, stated in terms of dollars, is \$4,850.00  
Part of the total consideration paid for this transfer, stated in terms of dollars, is \$4,850.00  
Part of the total consideration paid for this transfer, stated in terms of dollars, is \$4,850.00

*In construing this deed and where the context so requires, the singular includes the plural.*

WITNESS grantor's hand this 6<sup>th</sup> day of March, 19 79

x Frank W. Ohlund  
Frank W. Ohlund

STATE OF OREGON, County of Klamath ) ss. March 1, 1979

Personally appeared the above named FRANK W. OHLUND, a married man, March 6, 1979

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

(OFFICIAL SEAL)

**Before me:**

**Notary Public for Oregon**

My commisison expires 8.5.70

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Frank W. Ohlund,

P. O. Box 381

Chiloquin, Oregon, 97624

GRANTOR'S NAME AND ADDRESS

Charles Brad Austin.

913 Glen Molly Drive,

Sparks, Nevada, 89431

GRANTEE'S NAME AND ADDRESS

**After recording return to:**

Same

NAME, ADDRESS, ZIP

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

Charles Brad Austin,

913 Glen Holly Drive,

Sparks, Nevada, 89431

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of **KLAMATH**

I certify that the within instrument was received for record on the 15th day of MARCH, 1979, at 3:14 o'clock P.M., and recorded in book M 79 on page 5919 or as file/reel number 64063, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

WM. D. MILNE COUNTY CLERK  
Recording Officer

By McGuire J. Metter Deputy

FEE \$ 3.00