

KNOW ALL MEN BY THESE PRESENTS, That Ronald W. Murphy and Joanne H. Murphy, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Rickey L. Bielby, 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:

The North 10 feet of Lot 23 and the South 50 feet of Lot 24 in TONATEE HOMES, 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 \$ 40,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 16 day of March, 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, } ss.  
County of Klamath  
March 16, 1979

Personally appeared the above named  
Ronald W. Murphy and  
Joanne H. Murphy

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

Joanne H. Murphy  
STATE OF OREGON, County of ) ss.  
March 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: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Ronald W. Murphy and Joanne H. Murphy

GRANTOR'S NAME AND ADDRESS  
Rickey L. Bielby  
4247 Fargo  
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
as above  
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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Recording Officer  
Deputy

SPACE RESERVED FOR RECORDER'S USE

The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

Easements, setback lines and reservations as shown on dedicated plat and as contained in plat dedication, to wit:

"(1) A 20 foot building setback line along the front of all lots on 50 foot streets, a 15 foot setback line along the front of all lots on 60 foot streets and a 15 foot setback line along all lots on side streets, (2) All houses built to no less than minimum architectural standard as required by Federal Housing Authority specifications. (3) A ten foot easement along the back of all lots and as shown on the annexed plat for present and future public utilities drainage and perpetual right-of-way for ditches to convey irrigation water as shown, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner."

Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded June 11, 1959 in Volume 313, page 290; and modified by instrument, including the terms and provisions thereof, recorded June 17, 1959 in Volume 313, page 355, all Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Mountain Title Co.

ms. 16th day of March A. D. 1979 at 3:52 o'clock P.M., or

duly recorded in Vol. 479, of Deeds on Page 6081

Wm D. MILNE, County Cl.

By Bernice H. Hetch

Fee \$6.00