

K-32015

70254

Vol. 177 Page 16105

FRANK W. OHLUND

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by CLARENCE W. AUSTIN and PHYLLIS B. AUSTIN, 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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1, Block 9, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof,  
TOGETHER WITH an undivided 1/68th interest in Lots 4 & 5, in Block 1 of said addition,

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; 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 the grantee takes  
subject to and covenants and agrees to fully observe, perform and comply with and which  
shall be appurtenant to and run with the premises herein conveyed, and to real property  
taxes for the current tax year.

(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 above  
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-  
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,600.00

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 12 day of June, 1979

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named FRANK W. OHLUND

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

(OFFICIAL SEAL)

Before me  
Notary Public for Oregon  
My commission expires 8-50-79

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

CLARENCE W. AUSTIN/PHYLLIS B. AUSTIN

913 Glen-Molly Drive,  
Sparks, Nevada, 89431

GRANTEE'S NAME AND ADDRESS

After recording return to:

Austin

NAME, ADDRESS, ZIP

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

Clarence W. Austin,  
913 Glen-Molly Drive,  
Sparks, Nevada, 89431

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
9th day of June, 1979,  
at 11:09 o'clock A. M., and recorded  
in book 179 on page 16105 or as  
file/reel number 70254

Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

Wm. D. Milne

Recording Officer

Brynnetha Ketch Deputy

Fee \$3.00