

71713

KNOW ALL MEN BY THESE PRESENTS, That MOUNTAIN TITLE COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN D. MAPES and ROLLEEN E. MAPES, as tenants by the entirety, 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, CHIA PARK, Tract No. 1151, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. 1979-1980 Real Property taxes, a lien, not yet due and payable.
2. A 20 foot utility easement along front of lot as shown on dedicated plat.
3. Reservations as contained in plat dedication.
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 in Volume M78, page 20454, Microfilm Records 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 above, 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 \$ 49,900.00. 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 28 day of July, 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)

JOE GREEN

STATE OF OREGON,

County of Klamath } ss.  
July 28, 1979

Personally appeared the above named  
Joe Green

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

Before me:  
(OFFICIAL SEAL) *Bernetha D. Hagen*  
Notary Public for Oregon  
My commission expires: 2/7/80

STATE OF OREGON, County of Klamath ) ss.  
July 28, 1979

Personally appeared Joe Green 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 Mountain Title Company, 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) *Bernetha D. Hagen*  
Notary Public for Oregon  
My commission expires: 2-7-80

Mr. Joe Green

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Stephen D. Mapes

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. and Mrs. Stephen D. Mapes

P.O. Box 1054

City

NAME, ADDRESS, ZIP

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

Klamath First Federal  
340 Main Street  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath /

I certify that the within instrument was received for record on the 1st day of August, 1979, at 2:38 o'clock P.M., and recorded in book N79 on page 18375 or as file/reel number 71713, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By Bernetha D. Hagen, Deputy  
Recording Officer

Fee \$3.50