

KNOW ALL MEN BY THESE PRESENTS, That

Adrian P. Kunzler and Judith A. Kunzler, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Gary W. Flanagan and Janet Lee Flanagan, 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 19 in Block 1, KELENE GARDENS; 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 \$ 42,500.00

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 14 day of January, 19 80, 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,

County of Klamath

1-14-80, 19 80

Personally appeared the above named

Adrian P. Kunzler and

Judith A. Kunzler

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Adrian P. and Judith A. Kunzler

GRANTOR'S NAME AND ADDRESS

Gary W. and Janet Lee Flanagan

4636 Larry Place

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

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, County of) ss.

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,

County of) ss.

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

By

Deputy

SUBJECT TO:

735

Assessments if any due to the City of Klamath Falls for water use.

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

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

Warranty Clearance Easement from Ronald E. Phair and Lorraine Phair, husband and wife, to United States of America, recorded July 16, 1964 in Volume 354, page 499, Deed Records of Klamath County, Oregon.

Building set back line 20 feet from street as shown on dedicated plat.

Utility easement as shown on dedicated plat. (Affects rear 15 feet)

Covenants, conditions and restrictions as reserved in plat dedication, to wit: "1. Building set back lines as shown on annexed plat. 2. Utility easements as shown on the annexed plat for all present and future public utilities and

perpetual right of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance of said utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner. 3. The use of the land is for residential purposes only and is limited to one residential building per lot. 4. Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority Specifications. 5. Additional restrictions as provided in the recorded protective covenants. No changes will be made in present irrigation and/or drain ditches."

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 October 14, 1959 in Volume 316, page 445, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss:

Filed for record at request of Mountain Title Co.

this 15th day of January A. D. 1980 at 8:56 clock A. M., am

fully recorded in Vol. M80, of Deeds on Page 794

Wm D. MILNE, County Clerk

By Sherman Hetch

Fee \$7.00