

KNOW ALL MEN BY THESE PRESENTS, That  
Charles A. Fisher and Ronald E. Phair

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Lawrence L. Douglas and Janette L. Douglas, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 3, ROLLING HILLS, TRACT NO. 1099, 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,

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 \$ 63,500.00

However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which). (This 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 January, 1980;  
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)

Charles A. Fisher

Ronald E. Phair

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STATE OF OREGON,

County of Klamath

1-18, 19 80

STATE OF OREGON, County of

Personally appeared

and

Personally appeared the above named

Charles A. Fisher and

Ronald E. Phair

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

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

Charles A. Fisher and Ronald E. Phair

403 Main Street

Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS

Lawrence L. Douglas and Janette L. Douglas

8303 Rocking Horse Lane

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.

I certify that the within instru-  
ment 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

SPACE RESERVED  
FOR  
RECORDER'S USE

SUBJECT TO:

979

Subject to liens and assessments, if any, of Rolling Hills Road District.

Restrictions and easements as contained in plat dedication, to wit:  
"(1) Building setback lines of 75 feet from the centerline of the street on which the lot fronts and 50 feet from the centerline of the street on which the lot sides; (2) Public utilities easements 16 feet in width centered on all side and back lot lines; (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoining property is properly developed; (4) All sanitary facilities subject to the approval of the Oregon Department of Environmental Quality; (5) Access to Reeder Road, a county road is hereby vacated for Lot 5, Block 1 and Lot 7, Block 2; (6) Access to the proposed road adjacent to the North boundary of said "ROLLING HILLS" is hereby vacated for Lots 1, 9, 10, 11, 13, 14 and 15, Block 1 and all of Block 3; (7) Drainage easements as shown on the annexed plat."

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 16, 1974 in Volume M74, page 13496, Microfilm Records of Klamath County, Oregon, and amended by instrument recorded October 1, 1975 in Volume M75, page 11919, Microfilm Records of Klamath County, Oregon.

Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded October 15, 1974 in Volume M74, page 13469, Microfilm Records of Klamath County, Oregon.

Agreement to Use Well Water, including the terms and provisions thereof,  
Dated: June 15, 1979  
Recorded: June 20, 1979  
Volume: M79, page 14500, Microfilm Records of Klamath County, Oregon  
Grantors: Charles A. Fisher and Ronald E. Phair  
(Well is located on Lot 15, Block 1 of Rolling Hills, and services Lots 3 and 4, Block 3 of Rolling Hills)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Company

his 16th day of January A. D. 1980 at 3:49 o'clock P.M., and  
fully recorded in Vol. M-80, of Deeds on Page 978

W. D. MILNE, County Clerk

*Jaqueline J. Mettler*

Fee \$7.00