

KNOW ALL MEN BY THESE PRESENTS, That

Wendt Homes, Inc.

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

Oren M. Zipse and JoAnn Zipse, 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 2, Block 5, TRACT NO. 1016, GREEN ACRES, 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 \$ 58,900.00

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 21 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)

R. A. Kent for
Wendt Homes, Inc.

STATE OF OREGON,

County of _____,

19____,

STATE OF OREGON, County of Klamath) ss.

1-21

1980

Personally appeared

R. A. Kent

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:

Before me:

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

(OFFICIAL SEAL)

7/13/81

Wendt Homes, Inc.

GRANTOR'S NAME AND ADDRESS

Oren M and JoAnn Zipse

5631 Mason 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 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.

By _____

Recording Officer

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

2. Easements and restrictions as contained in plat dedication, to wit:
 "A 20 foot building setback from all street lines; 16 foot drainage easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of a drainage ditch; 16 foot utility easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of said utilities, all easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
3. 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 M70, page 6147, Microfilm Records of Klamath County, Oregon.
4. Subject to a 16 foot utility easement along rear lot line as shown on dedicated plat.
5. Subject to a 60 foot P.P. & L. easement along rear lot line as shown on dedicated plat.

This Report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium therefore paid.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Company

this 23rd day of January A. D. 1980 at 8:37 o'clock P. M., and

duly recorded in Vol. M-80, of Deeds on Page 1353

Wm D. MILNE, County Clerk

By Jequeline J. Mettler

Fee \$7.00