

KNOW ALL MEN BY THESE PRESENTS, That

Ralph T. Groover and Connie Groover, Husband and Wife

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

Trinidad Gloria and Maria Gloria, Husband and Wife

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 23 in Block 10, TRACT 1064, FIRST ADDITION TO GATEWOOD, 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 \$ 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 91.030.)

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 29 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)

Ralph T. Groover

Connie Groover

STATE OF OREGON,)
County of Klamath) ss.
1-29, 19 80.

STATE OF OREGON, County of) ss.
19.

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:

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Ralph T. Groover and Connie Groover

GRANTOR'S NAME AND ADDRESS

Trinidad Gloria and Maria Gloria
5379 Glenwood
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

7081

SUBJECT TO: 1933 YIMARRAY

1839

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations as contained in plat dedication, to wit:
"All building restrictions of the R 75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions placed thereon by the lot recorded protective covenants."
3. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, Microfilm Records of Klamath County, Oregon, recorded in Volume M76, page 13888.
4. Subject to an 8 foot public utility easement over rear of lot as shown on dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of: Mountain Title Co.

this 29th day of January A. D. 1980 at 3:19 clock P. M., or

July recorded in Vol. M80, of Deeds on Page 1837

Wm D. MILNE, County Cl.

By Beaetha Shetock

Fee \$7.00

CLERK OF COURT

CLERK OF COURT



STATE OF OREGON

CLERK OF COURT