

KNOW ALL MEN BY THESE PRESENTS, That ALAN R. MARCH and JANET R. MARCH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER D. WAECHTER and MARY R. WAECHTER, 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 7 in Block 1, FIRST ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

see reverse side of this deed -

(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 side 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 \$44,000.00. (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 11th day of February, 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)

ALAN R. MARCH

JANET R. MARCH

STATE OF OREGON,

STATE OF OREGON, County of _____ ss.

County of Klamath

February 11, 1980

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 _____

Personally appeared the above named ALAN R. MARCH and JANET R. MARCH, husband and wife

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

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

Mr. and Mrs. Alan R. March

RR 4 Box 4435

Tuneau, AK 99803

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Roger D. Waechter

5825 Southgate

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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.

Recording Officer

By _____

Deputy

SPACE RESERVED FOR RECORDER'S USE

- Continued from the reverse side of this deed -

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Village Lighting District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Building setback line 20 feet from street, as shown on dedicated plat.
6. Utility and irrigation easements as shown on dedicated plat. (Rear 8 feet)
7. Reservations as contained in plat dedication, to wit: "Subject to: (1) easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns." (2) no changes will be made in the present irrigation and/or
8. 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 March 4, 1969 in Volume M69, page 1643 and amended by instrument recorded April 21, 1969 in Volume M69, page 2838, Film Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 12th day of February A. D. 1980 at 12:18 o'clock P.M., on

July recorded in Vol. MSO, of Deeds on Page 2787

Wm. D. MILNE, County Clerk

By Loretta Shetch

Fee \$7.00

RECORDED
(1822)

STATE OF OREGON
County of
I hereby certify that the within instrument was duly recorded in the public records of this county on the day of
to wit
in Book
of Page
The fee for recording this instrument is hereby certified to have been paid and the same is hereby certified to be correct and true.

RECORDED
INDEXED
FILED
MOUNTAIN TITLE COMPANY
CLERK
1980 FEB 12 PM 12:18
KLAMATH COUNTY OREGON