

KNOW ALL MEN BY THESE PRESENTS, That

Michael S. Mitchell and Rebecca A. Mitchell. Husband and Wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Keith T. Cloudas  
and Sally A. Cloudas, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 57, Block 1, TRACT NO. 1165, MIRACLE MANOR, 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.

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 \$ 75,170.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which) of the sentence between the symbols @, if not applicable, should be deleted. See ORS 93-039.

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 22 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.

Michael S. Mitchell  
Rebecca A. Mitchell

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, ) ss.  
County of Klamath  
February 22, 19 80

Personally appeared the above named  
Michael S. Mitchell and  
Rebecca A. Mitchell

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

Before me  
(OFFICIAL SEAL) Linda Stelle  
Notary Public for Oregon  
My commission expires: My Commission Expires July 13, 1981

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 be-  
half 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:

Michael S. and Rebecca A. Mitchell

GRANTOR'S NAME AND ADDRESS

Keith T. and Sally A. Cloudas  
3507 Small Court  
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, ) ss.

County of

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

80 FEB 22 PM 4 15

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

SUBJECT TO:

3602

1. An easement created by instrument, including the terms and provisions thereof,  
Dated: June 23, 1942  
Recorded: August 1, 1942  
Volume: 149, page 2, Records of Klamath County, Oregon  
In favor of: Pacific Telephone and Telegraph Co.  
For: Pole line over the SE 1/4 NW 1/4

2. Reservations as contained in plat dedication, to wit:  
"(1) Easements for future public utilities, drainage and television cable as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities, drainage and television cable.  
(2) Building setback lines to conform to the "A" Zone as shown in the Klamath County Zoning Ordinance in effect on the date of this plat. (3) Dedicate, donate and convey to Klamath County the one foot street plug as shown on the annexed map, to be designated as a public street when the county governing body deems it necessary. (4) All easements and reservations as provided in any recorded protective covenants."

3. Subject to an 8 foot utility easement over rear of lot as shown on dedicated plat.

4. Declaration of Covenants, Conditions and Restrictions of Miracle Manor Tract #1165, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion or national origin, recorded August 7, 1978 in Volume M78, page 17190, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Presented for record at request of Mountain Title Co.

this 22nd day of February

A. D. 1980

at 4:15 clock PM., and

fully recorded in Vol. M80, of Deeds on Page. 3601

Wm D. MILNE, County Clerk

Fee \$7.00

*Berntha Schelsch*