

KNOW ALL MEN BY THESE PRESENTS, That  
Leslie R. Abrams

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
William A. Down and Suzanne L. Down, 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 78, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD 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 those  
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 \$ 51,500.00

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 92.030.)

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 7th day of March, 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.

Leslie R. Abrams  
Leslie R. Abrams

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
March 7, 1980

STATE OF OREGON, County of ) ss.  
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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)(OFFICIAL  
SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires:

My commission expires:

My Commission Expires July 13, 1981

Leslie R. Abrams

GRANTOR'S NAME AND ADDRESS  
William A. Down and Suzanne L. Down  
1022 Merryman  
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/record 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:

4379

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as adopted by plat dedication, including the terms and provisions thereof, recorded February 20, 1951 in Volume 245, page 361, Deed Records of Klamath County, Oregon.
4. Building restrictions as contained on dedicated plat, to wit:  
"(1) Lots are for residential purposes only and are limited to one residence per lot. (2) Easements for installation and maintenance of utilities and drainage are reserved in 7.0 feet strips of land along the rear of all lots."
5. Building setback line 20 feet from streets as shown on dedicated plat.
6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: August 19, 1977

Recorded: August 19, 1977

Volume: M77, page 15313, Microfilm Records of Klamath County, Oregon

Amount: \$32,300.00

Grantor: Ted A. Abrams and Leslie R. Abrams, husband and wife

Trustee: William L. Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association, Klamath Falls, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 7th day of March A. D. 1980 at 3:12 o'clock P. M., or

uly recorded in Vol. M80, of Deeds on Page 4378

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernetha Hitch