

KNOW ALL MEN BY THESE PRESENTS, That

Donald M. Clark and Shirley L. Clark, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John R. Buchanan and Bernice B. Buchanan, 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 17 in Block 3, TRACT NO. 1035, 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 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 \$50,100.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.010.)

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 14 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.

Donald M. Clark

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

March 14, 1980

Personally appeared the above named

Donald M. Clark and

Shirley L. Clark

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My commission expires July 12, 1981

STATE OF OREGON, County of _____) ss.

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:

Donald M. Clark and Shirley L. Clark

4717 Driftwood

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

John R. Buchanan and Bernice B. Buchanan

5291 Orpine 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,

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

SUBJECT TO:

4888

Sewer and water use charges, if any, due to the City of Klamath Falls.

Setback provisions as delineated on the recorded plat. (25 feet from lot line - 20 feet along side).

Utility easements as delineated on the recorded plat along rear 16 feet.

Restrictions and easement as contained in plat dedication, to wit:
"Said plat being subject to a 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines. Easements as shown on the annexed map are dedicated to the City of Klamath Falls, for the regulation and placement of utilities, said easements to provide ingress and egress with any plantings or structures placed thereon by the lot owner to be at his own risk. No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns. Additional restrictions as provided in any recorded protective covenants."

Covenants, conditions, restrictions and easements, but omitting restrictions if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 17, 1973 in Volume M73, page 5885, Microfilm Records of Klamath County, Oregon.

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: April 9, 1976

Recorded: April 12, 1976

Volume: M76, page 5114, Microfilm Records of Klamath County, Oregon

Amount: \$26,000.00

Grantor: Michael W. Hudson and Dorothy M. Hudson, husband and wife

Trustee: William Ganong, Jr.

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Mountain Title Co.

is 1st day of March A. D. 1980 at 3:35 o'clock P.M., and

is recorded in Vol. 432, of Deeds on Page 4037

Wm D. MILNE, County Clerk

By Bernetha Hetch

Fee \$7.00