

526511

KNOW ALL MEN BY THESE PRESENTS, That

Gordon N. Kruse and Linda L. Kruse, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles L. Meyer and Martha E. Meyer

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 16, Block 4, SECOND ADDITION TO MOYINA, 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 \$56,000.00

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 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 1st day of April, 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)

STATE OF OREGON,

County of Klamath } ss.
March 31, 1980

Personally appeared the above named

Gordon N. Kruse and

Linda L. Kruse

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 13, 1981

Gordon N. Kruse

Linda L. Kruse

STATE OF OREGON, County of) ss.

Personally appeared, 19

and

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 the

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:

Gordon N. Kruse and Linda L. Kruse

GRANTOR'S NAME AND ADDRESS

Charles L. Meyer and Martha E. Meyer

1625 Tamara

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/roll number

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Recording Officer

By Deputy

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Moyina Water 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. Right of way, including the terms and provisions thereof, recorded April 5, 1940 in Volume 128, page 267, and June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon.

To: The California Oregon Power Company

For: Transmission line

Affects: No location given

5. Utility easements as shown on dedicated plat. (Affects portions along side lot lines).

6. Restrictions and easements contained in plat dedication, to-wit:
"A 20 foot building setback line on all fronting streets and a 15 foot

building setback on all side line streets, public utilities easements as shown on annexed plat, total height of a building is limited to 18 feet above the top of the foundation."

7. 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: June 27, 1977

Recorded: June 28, 1977

Volume: M77, page 11394, Microfilm Records of Klamath County, Oregon

Amount: \$35,900.00

Grantor: Gordon N. Kruse and Linda L. Kruse, 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 1st day of April A. D. 1980 at 3:13 clock P. M., and

fully recorded in Vol. 1130, of Deeds on Page 6047

By W. D. MILNE, County Clerk
Bernetha Letts

Fee \$7.00