

MOUNTAIN TITLE COMPANY

83806

WARRANTY DEED 17C-8895-610 Page 8016

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN D. MAPES and ROLLEEN E. MAPES, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GREGORY A. LAWSON, 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 5 in Block 1, CHIA PARK, TRACT 1151, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the 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 \$ 53,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 25 day of April, 19 80; 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.  
APRIL 25, 19 80.

Personally appeared the above named STEPHEN D. MAPES and ROLLEEN E. MAPES, husband and wife

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

Notary Public for Oregon  
My commission expires: 3-2-84

ROLLEEN E. MAPES  
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 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:

Mr. and Mrs. Stephen D. Mapes  
4452 Hwy. 193  
Lincoln, CA 95648

GRANTOR'S NAME AND ADDRESS

Mr. Gregory A. Lawson  
2607 Bentley St.  
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

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

MOUNTAIN TITLE COMPANY

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- continued from the reverse side of this deed -

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. A 20 foot utility easement along front of lot as shown on dedicated plat.
3. Reservations as contained in plat dedication, to wit:  
"said plat being subject to: (1) Building setbacks as follows: Front, 20 ft.; Side, 5 ft.; corner lot 10 ft. abutting street; Rear, 20 ft. (2) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
4. 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 in Volume M78, page 20454, Microfilm Records of Klamath County, Oregon.
5. 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 1, 1979

Recorded: August 1, 1979

Volume: M79, page 18376, Microfilm Records of Klamath County, Oregon

Amount: \$44,900.00

Grantor: Stephen D. Mapes and Rolleen Mapes, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 30th day of April 80 A. D. 1980 at 12:47 P. M., an-

fully recorded in Vol. M80, of Deeds on Page 8016

Fee: \$ 7.00

Wm D. MILNE, County Cle.

*[Signature]*