

KNOW ALL MEN BY THESE PRESENTS, That GREGORY GESTVANG and DARLENE GESTVANG, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OSCAR P. POWELL and ANNA M. POWELL, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 24 in Block 4 as shown on the map entitled "TRACT NO. 1087, FIRST ADDITION TO BANYON PARK", Klamath County, Oregon.
Subject, however, however, to the following:
1. Regulations of South Suburban Sanitary District.
2. Set back provisions as delineated on the recorded plat 25 feet from the Northwestern lot line.
3. Utility easements as delineated on the recorded plat along Southeastern 16 feet of said lot.
4. Designation of Architectural Committee, covenants, easements 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 December 23, 1974 in Volume M74, Page 16182, Klamath County Microfilm Records.

(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 noted or record as of the date of this deed and 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 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 30th day of May, 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.

Gregory Gestvang
Darlene Gestvang

STATE OF OREGON, County of Klamath, May 30, 1980. 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.

Personally appeared the above named Gregory Gestvang and Darlene Gestvang, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Carol Ottus
Notary Public for Oregon
My commission expires: 5-6-84

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 30th day of May, 1980, at 1:50 o'clock P.M., and recorded in book M80 on page 9838 or as file/reel number 84942, Record of Deeds of said county. Witness my hand and seal of County affixed. Wm. D. Milne Recording Officer Bernetha Heloza Deputy Fee \$3.50

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: OSCAR P. & ANNA M. POWELL 4701 HOPE STREET KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
NAME, ADDRESS, ZIP