

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Jack R. C. Hardin and Claudia R. Hardin, 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 32, in Block 1, TRACT NO. 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$79,900.00.

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 8th day of July, 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 _____) ss.
_____, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
July 8, 1980

Personally appeared Joe L. Keller and Rosie A. Keller

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:

Kinda Steele

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

KEYLER CONSTRUCTION, INC.

GRANTOR'S NAME AND ADDRESS

Jack R. C. Hardin and Claudia R. Hardin
7121 Verda Vista Place
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,) ss.

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/roll 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:

RECORD

12656

The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Lighting District.

Assessments, if any, due to the City of Klamath Falls for water use.

Utility easements and building setback lines as shown on dedicated plat.

Reservations as contained in plat dedication, to wit:

"Subject to: (1) Easements for future public utilities as shown on the annexed plat, easement to provide ingress and egress for construction and maintenance of said utilities; (2) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (3) All easements and reservations of record, applicable to zoning requirements and additional restrictions as provided in any recorded protective covenants."

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 September 13, 1976 in Volume M76, page 14336, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH;

Mountain Title Co.

Filed for record at request of

July 9th day of July A.D. 1980 at 11:16 A.M., and

July recorded in Vol. M80, of Deeds on Page 12655

Wm D. MILNE, County Clerk
Bernetha N. Folsch

Fee \$7.00

