

KNOW ALL MEN BY THESE PRESENTS, That DAVID M. MONSCHIEN, CHARLES E. MONSCHIEN, dba TRI-M BUILDERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROUND LAKE PROPERTIES, INC., an Oregon Corporation, 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:

Lots 10 and 12 in Block 2; Lots 13, 27 and 29 in Block 3; TRACT 1046, ROUND LAKE ESTATES, 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 \$70,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration for the purpose of this deed.

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 17th 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)

David M. Monschien DAVID M. MONSCHIEN

Charles E. Monschien CHARLES E. MONSCHIEN, dba TRI-M BUILDERS

STATE OF OREGON, County of Klamath July 17, 1980

STATE OF OREGON, County of ss. 19

Personally appeared the above named DAVID M. MONSCHIEN and CHARLES E. MONSCHIEN dba TRI-M BUILDERS and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

Kristi L. Garrison (OFFICIAL SEAL) Notary Public for Oregon My commission expires: 6/19/83

Before me: Notary Public for Oregon My commission expires:

TRI-M BUILDERS St. Rt. 2 Box 589 A Chilgoqui, OR 97624 GRANTOR'S NAME AND ADDRESS ROUND LAKE PROPERTIES, INC. 2445 NE 1st Suite 201 Bend, OR 97701 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 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/roll number. Record of Deeds of said county. Witness my hand and seal of County affixed. Recording Officer Deputy

SUBJECT TO:

1. 1980-1981 Real Property Taxes, a lien, not yet due and payable.
2. Conditions and restrictions, including the terms and provisions thereof, recorded October 16, 1978 in Volume M78, page 23030, and recorded February 22, 1979 in Volume M79, page 4047, all Microfilm Records of Klamath County, Oregon.
3. Reservations as contained in plat dedication, to wit:
"said plat being subject to: (1) Building setback lines as follows: 25' @ front, 5' @ side, 25' @ rear, (2) Easements for public utilities and irrigation use as shown, said easements to provide ingress and egress for construction and maintenance of said utilities, (3) 1' street plugs as shown on the annexed map, said area to be designated as a public street when the county governing body deems it necessary, (4) Additional restrictions as shown in any recorded protective covenants."
4. Grant of Right of Way, including the terms and provisions thereof,
Dated: August 26, 1953
Recorded: September 3, 1953
Volume: 262, page 641, Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
5. Reservations contained in that certain Deed wherein Weyerhaeuser Timber Company a Washington Corporation, is grantor and Louis W. Soukup and Mildred D. Soukup, husband and wife, are grantees, which deed is dated on the 20th day of December, 1955 and recorded on the 11th day of April, 1956, in Volume 282, page 173, Deed Records of Klamath County, Oregon.
6. Conditions and restrictions, including the terms and provisions thereof, recorded October 2, 1979 in Volume M79, page 23364, Microfilm Records of Klamath County, Oregon.
(Affects E₂ of Plat 1046, ROUND LAKE ESTATES)
7. Construction Lien
Filed: October 17, 1979
Volume: M79, page 24518, Microfilm Records of Klamath County, Oregon
Amount: \$4,773.34, plus interest, if any
Claimant: Bowers Excavating and Fencing, Inc.
(with other property)
8. Construction Lien
Filed: October 25, 1979
Volume: M79, page 25220, Microfilm Records of Klamath County, Oregon
Amount: \$111,969.45, plus interest, if any
Claimant: Stukel Rock & Paving, Inc.
(with other property)

Proceedings pending in the Circuit Court of the State of Oregon for the County of Klamath, File No. 80-488. Stukel Rock & Paving, Inc., an Oregon corporation, plaintiff vs. Patrick J. Oliver, Round Lake Properties, Inc., an Oregon corporation, David M. Monschien, Daniel E. Mann, Charles E. Monschien, et al, defendants. Attorney: Proctor, Puckett & Fairclo. Filed: April 22, 1980.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 18th day of July A. D. 19 80 at 1:11 o'clock P M., or

fully recorded in Vol. M80, of Deeds on Page 13387

Wm D. MILNE, County Clerk

By Bernetha J. Hetsch

Fee \$7.00