

KNOW ALL MEN BY THESE PRESENTS, That Helen Walters

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Joanne Bennett, 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 7, in Block 3, of SUNNYLAND, a resubdivision of the South Ten acres of Enterprise Tract No. 31, 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.

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 \$ 29,500.00

~~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 93.020.)

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 \_\_\_\_\_ day of September, 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.

*Helen Walters*  
Helen Walters

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
September, 19 80

Personally appeared the above named Helen Walters

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

(OFFICIAL SEAL)

*Debra Heller*

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

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:

Helen Walters

GRANTOR'S NAME AND ADDRESS

Joanne Bennett  
3125 Shasta Way  
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/reel 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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. Taxes for the fiscal year 1980-81, a lien, not yet due and payable. 17610
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Sewer and water use charges, if any, due to the City of Klamath Falls.
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 August 25, 1939 in Volume 124, page 204, Deed Records of Klamath County, Oregon, to wit:  
"The Grantees herein agree that all dwellings built facing on Shasta Way are to cost not less than \$2,000.00, and that all dwellings built in the balance of SUNNYLAND TRACT shall cost not less than \$1,800.00."
5. An easement created by instrument, including the terms and provisions thereof.  
Dated: October 4, 1962  
Recorded: October 10, 1962  
Volume: 340, page 606, Records of Klamath County  
In favor of: Pacific Power & Light Co.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.  
this 17th day of September A. D. 19 80 at 11:04 o'clock A.M., an  
tuly recorded in Vol. M80, of Deeds on Page 17609

Wm D. MILNE, County Clerk  
By Berntha J. Hetsch  
Fee \$7.00