

KNOW ALL MEN BY THESE PRESENTS, That

Garry Alvin Renicker and Michele E. Renicker, Husband and Wife

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

Daniel A. Stephens and LeDessa E. Stephens, Husband and Wife

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 12 of Grace Park, according to the official plat thereof on file in the office of the County Clerk of 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 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 \$ 46,450.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 17th day of September, 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.

September 17, 19 80

Personally appeared the above named

Garry Alvin Renicker and Michele E. Renicker

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1991

STATE OF OREGON, County of

19

) ss.

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:

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/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

GRANTOR'S NAME AND ADDRESS

Daniel A. Stephens

5901 Onyx

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

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

17684

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Road lien, for Improvement Unit #104.
Original Amount: \$1,674.03 Balance Due: \$1,556.85, plus interest, if any.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
6. Reservations contained in the dedication of Grace Park:
"Do hereby convey unto all subsequent owners perpetual rights to the use of all irrigation and drainage ditches, shown on said plat, and do hereby reserve an easement for future sewer lines and other facilities along back lines of lots."
7. Building setbacks from street as shown on dedicated plat.
8. Right of Way deeded by Marius Petersen, a single man, to The California Oregon Power Company, a California corporation, dated May 13, 1943, recorded May 18, 1943 in Volume 155, page 304, Deed Records of Klamath County, Oregon.
9. 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 March 25, 1954 in Book 266, page 145, Klamath County Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain TitleCo.

this 17th day of September A. D. 19 80 at 4:08 clock P M.; and

duly recorded in Vol. N80, of Deeds on Page 17683

Wm D. MILNE, County Clerk

By [Signature]

Fee \$7.00