

KNOW ALL MEN BY THESE PRESENTS, That JAMES A. MARSH and LEA'H B. MARSH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GROVER KING and MARGARET KING, 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 48, Block 15, KLAMATH FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
  2. Recital as contained in plat dedication, to wit:  
"Said plat being subject to 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."
  3. 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 July 12, 1963 in Volume 346, pag 473, Deed Records of Klamath County, Oregon.
  4. Assessments, if any, of Klamath Recreational Association, as set forth in the Declaration referred to in instrument recorded July 12, 1963 in Volume 346, page 473, Deed Records 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 as stated above 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 \$ 2,500.00  
~~Wherefore, the actual consideration consists of or includes other property or value given or promised which is 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 25th day of August, 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)

JAMES A. MARSH

LEA'H B. MARSH

STATE OF CALIFORNIA San Mateo

COUNTY OF On this 25th day of August, 1980

County, personally appeared Lea'h B. Marsh \*\*\* before me, the undersigned, a Notary Public in and for said

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that she executed the same.

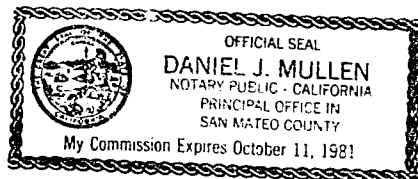
Witness my hand and official seal.

Daniel J. Mullen

Notary Public in and for said County and State

Daniel J. Mullen

Name (Typed or Printed)



580 6th Avenue  
Menlo Park, CA 94025

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Grover King

1611 McKinley Rd.  
Tampa, CA 94558

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 Klamath

I certify that the within instrument was received for record on the 18th day of September, 1980, at 1:40 o'clock P.M., and recorded in book M30 on page 17727 or as file/reel number 89831, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
By Pamela A. Fitch Deputy