

31896

KNOW ALL MEN BY THESE PRESENTS, That

Triple E. Construction  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ann E. Adair and Edith Webster Adair, not as tenants in common but with the right of survivorship, 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 4, Block 2, TRACT NO. 1121, FIRST ADDITION TO KENO HILLSIDE ACRES, 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 as 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.

180 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 48,900.00  
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 30th day of October, 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.

TRIPLE E. CONSTRUCTION by:

(If executed by a corporation, affix corporate seal)

Richard N. Emard  
Richard N. Emard

STATE OF OREGON, }  
County of Klamath } ss.  
October 30, 1980.

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)

Personally appeared the above named  
Richard N. Emard

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

Before me:  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires July 13, 1981

Notary Public for Oregon

My commission expires:

Triple E. Construction  
P.O. Box 799  
Chiloquin, Oregon 97624  
GRANTOR'S NAME AND ADDRESS  
Ann E. Adair  
14117 Hwy 66  
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/real 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

18015

20015

20015 21082

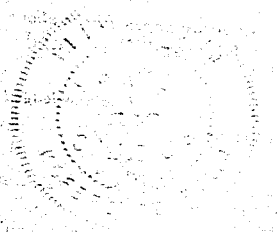
2. Grant of Right of Way, including the terms and provisions thereof, in favor of The California Oregon Power Company, for transmission and distribution of electricity, recorded in Volume 72, page 48, Records of Klamath County, Oregon.
3. Grant of Right of Way, including the terms and provisions thereof, in favor of Pacific Power & Light Company, a Maine corporation, for 3 anchors and guys, recorded in Volume M66, page 604, Microfilm Records of Klamath County, Oregon.
4. Reservations and restrictions as contained in plat dedication, to wit:  
"Subject to: (1) Public utilities easements 16 feet in width centered on all side and back lot lines, (2) All sanitary facilities subject to the approval of the Oregon Department of Environmental Quality. (3) Building setback lines of 15 feet from the centerline of the street on which the lot fronts and 50 feet from the centerline of the street on which the lot sides. (4) All easements and reservations of record."
5. Declaration of Protective Covenants and Restrictions, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion or national origin, recorded in Volume M77, page 10487, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.  
this 30th day of October A. D. 1980 at 12:00 o'clock P. M., and  
fully recorded in Vol. M80, of Deeds on Page 21081

Fee \$7.00

By W. D. MILNE, County Clerk  
Bessie L. Shetler



STATE OF OREGON

NOTARY

10870