

KNOW ALL MEN BY THESE PRESENTS, That LEE ROY TOTTEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN VOGEL and RANAE C. VOGEL, 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 37 as shown on the map entitled "OLD ORCHARD MANOR" filed in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. Building set back line 20 feet from Alandale as shown on the dedicated plat.
3. Reservations as contained in plat dedication, to wit: Subject to building set back lines as shown on plat and to easement over all lots for future sewer.

(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 set forth above and those apparent on the land 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 \$34,900.00
~~However, 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 3rd day of November, 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.

Lee Roy Totten
LEE ROY TOTTEN

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
November 3, 1980

Personally appeared the above named
Lee Roy Totten

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

Before me
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 5-6-84

STATE OF OREGON, County of) ss.
November 3, 1980

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:
Notary Public for Oregon
My commission expires:

Lee Roy Totten
GRANTOR'S NAME AND ADDRESS
John & Ranae C. Vogel
GRANTEE'S NAME AND ADDRESS
After recording return to:
John & Ranae C. Vogel
1031 Alandale Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
same as above
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 3rd day of November, 1980, at 11:10 o'clock A.M., and recorded in book/reel/volume No. M80 on page 21228 or as document/fee/file/instrument/microfilm No. 91992, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Wm. D. Milne
By Berntha L. Alth Deputy
Fee \$3.50

SPACE RESERVED FOR RECORDER'S USE