

FRONTIER
TITLE & RECORD

94167

KNOW ALL MEN BY THESE PRESENTS, That JOHN H. STRUBEL and MARIANNE C. STRUBEL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUSSELL W. CARLSON and MARY BETH CARLSON, 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 8 in Block 11 as shown on the map entitled "TRACT NO. 1064, FIRST ADDITION TO GATEWOOD" filed in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. An easement created by instrument, including the terms and provisions thereof, dated May 1, 1905, recorded May 18, 1907 in Volume 22, Page 479, Klamath County Deed Records, in favor of United States of America for irrigation construction. 2. Utility easements as delineated on the recorded plat along Western 8 feet of said lot. 3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 3, 1976 in Volume M76, Page 13888, Klamath County Microfilm Records. 4. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$42,500.00, dated October 26, 1978, recorded October 27, 1978 in Volume M78, Page 24209, (CONTINUED ON REVERSE)

(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 \$58,500.00. (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 26th day of December, 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)

STATE OF OREGON, } ss.
County of Klamath
December 26, 1980

Personally appeared the above named John H. Strubel and Marianne C. Strubel, husband and wife

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

Before me, Notary Public for Oregon
My commission expires: 5-6-84

(OFFICIAL SEAL)

John H. Strubel
JOHN H. STRUBEL
Marianne C. Strubel
MARIANNE C. STRUBEL

STATE OF OREGON, County of Klamath, 1980 ss.

Personally appeared _____, 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 _____

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: _____

(OFFICIAL SEAL)

John H. & Marianne C. Strubel

GRANTOR'S NAME AND ADDRESS

Russell W. & Mary Beth Carlson

GRANTEE'S NAME AND ADDRESS

After recording return to:
Russell W. & Mary Beth Carlson
5502 Glennwood
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 29th day of December, 1980, at 10:48 o'clock A.M. and recorded in book/real volume No. M-80 on page 25010 or as document/fee/file/instrument/microfilm No. 94167, Record of Deeds of said county.

Witness my hand and seal of County affixed.
Evelyn Biehn acting County Clerk
NAME TITLE
By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

89 DEC 29 AM 10 48 62 330 68
