

KNOW ALL MEN BY THESE PRESENTS, That
WARRANT

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Henry O. Howard, Sr. and Vincene M. Howard, 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, State of Oregon, described as follows, to-wit:

[illegible]

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 grantor will warrant and forever defend the title and demands of
grantee and his heirs, successors and assigns.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 52,725.00

consists of or includes other property or value given or promised which is 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.

Witness my hand and seal this 14th day of January, 1981.

State of Oregon, County of Klamath, ss.
 I, the undersigned, Clerk of the County of Klamath, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon.
 In testimony whereof, I have hereunto set my hand and the seal of said County at Medford, Oregon, this 14th day of January, 1908.

[illegible]

and deed.

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: _____

My Commission Expires July 11, 2022

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

North 9th
Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Howard Sr. and Vincene L. Howard
Sumac

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 _____
 SPACE RESERVED FOR RECORDER'S USE

NAME, ADDRESS, ZIP

requested all tax statements shall be sent to the following address

change

NAME, ADDRESS, ZIP

of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ Recording Officer

Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

SUBJECT TO:

187DE 763

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Subject to an 8 foot utility easement along rear of lot as shown on dedicated plat.
4. Reservations and restrictions as shown on dedicated plat, to wit:
"Subject to: (1) A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street line; (2) Easements as shown on the annexed map for construction and maintenance of public utilities, irrigation and drain ditches, said easements to provide ingress and egress with any plantings or structures placed thereon by the lot owner to be at their own risk; (3) No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; (4) Additional restrictions as provided in any recorded protective covenants."
5. 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 in Volume M70, page 11421, and recorded December 23, 1974 in Volume M74, page 16182, Microfilm Records of Klamath County, Oregon.
6. Reservations and restrictions contained in Deed from Washington Oregon Investment Company, a corporation, to Edgar I. Turner and Mary Turner, husband and wife dated October 23, 1948, recorded October 28, 1948 in Deed Volume 226, page 191, records of Klamath County, Oregon, including but not limited to the following:
"Subject to irrigation rights for ditches to convey water for irrigation purposes for the benefit of adjoining property owners on the West side of the above described property."
7. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District, and subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon, as "Notice to Persons Intending to Plat Lands Within the Klamath Basin Improvement District."
8. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: February 19, 1980

Recorded: February 19, 1980

Volume: M80, page 3218, Microfilm Records of Klamath County, Oregon

Amount: \$45,600.00

Mortgagor: Willis C. Deaton and Julia B. Deaton, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P32449)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 15th day of January A.D. 19 81 at 3:08 o'clock P.M.,
duly recorded in Vol. M81 of Deeds on Page 762

By Lyn Biehn, County

Fee \$7.00