

KNOW ALL MEN BY THESE PRESENTS, That
Daniel K. Ewert and Patricia A. Ewert, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor, said by
Michael S. Potridge

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 32, Block 1, KELENE GARDENS FIRST ADDITION, 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 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 42,000.00.
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 1st day of February, 19 81;
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,

County of Coos

January 30, 19 81

Personally appeared the above named

Daniel K. Ewert

and Patricia A. Ewert

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

Before me, Sheri Ford

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 2-16-82

Patricia A. Ewert

STATE OF OREGON, County of Coos ss.

Personally appeared Daniel K. Ewert and Patricia A. Ewert 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:

(OFFICIAL SEAL)

Daniel K. Ewert and Patricia A. Ewert
c/o Rape Bros.

1625 North 7th, Coos Bay, Or.

GRANTOR'S NAME AND ADDRESS

Michael S. Potridge and Debbie Potridge
4809 Larry Place
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.

No change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Coos ss.

I certify that the within instrument was received for record on the 30 day of January, 19 81, at 11 o'clock A.M., and recorded in book on page or as file/roll number , Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

2821

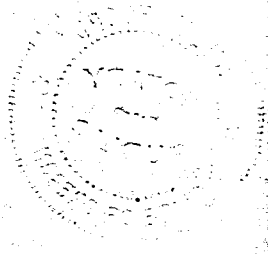
1526

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 Klamath Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. A 20 foot building setback as shown on dedicated plat.
5. An 8 foot utility easement along rear of lot as shown on dedicated plat.
6. Restrictions as contained in plat dedication, to wit:
"Subject to the following restrictions: (1) Building setback lines as shown on the annexed plat; (2) Utility easements as shown on the annexed plat for all present and future utilities and perpetual right of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance for said utilities, with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner; (3) The use of the land is for residential purposes only and is limited to one residential building per lot; (4) Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority Specifications; (5) No changes will be made in the present irrigation ditches without the consent of the Klamath Irrigation District, its successors or assigns."
7. 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 April 25, 1968 in Volume M68, page 3337, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
this 3rd day of February A.D. 19 81 at 8:40 A.M.
duly recorded in Vol. M81, of Deeds 1525

By EVELYN DIEHN, Ccl.
Bernetha J. Detsch
Fee \$7.00



[Faint, mostly illegible text and stamps, possibly including a 'RECORDED' stamp and a signature area.]