

KNOW ALL MEN BY THESE PRESENTS, That

Alva G. Roberts and Louise J. Roberts, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Kathleen A. Wilson

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 2 in Block 1 of TRACT 1008, known as BANYON PARK, 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.

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 \$ 59,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See QRS 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 9 day of February, 1981, 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)

Alva G. Roberts

Louise J. Roberts

STATE OF OREGON,

STATE OF OREGON, County of

County of Klamath

2-6-

19 81

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

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

9/13/81

Notary Public for Oregon

My commission expires:

Alva G. Roberts and Louise J. Roberts

4609 Sumac

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Kathleen A. Wilson

4609 Sumac

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,

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/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed

Recording Officer

By Deputy

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. 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."
5. Subject to an eight foot utility easement along the rear of lot as shown on dedicated plat.
6. 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 owners 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."
7. 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 December 23, 1974 in Volume M74, page 16182, Microfilm Records of Klamath County, Oregon.
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: March 1, 1978

Recorded: March 2, 1978

Volume: M78, page 3918, Microfilm Records of Klamath County, Oregon

Amount: \$42,000.00

Mortgagor: Alva G. Roberts and Louise J. Roberts, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M83457)

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 9th day of February A.D. 19 81 at 2:12 o'clock P.M.

duly recorded in Vol. M81, of Deeds on Page 1975

By Evelyn Bienn, County Clerk

Fee \$7.00