pertaining situated in the County of Manath.	Sband and Wife , hereinafter called ey unto the said grantee and grantee's heirs, successors and
Lot 1, Block 11, TRACT NO. 1064, FII official plat thereof on file in the	RST ADDITION TO GATEWOOD, according to the office of the County Clerk of Klamath.
Constancy sections of contractions	Tormed to the business and the mining of the business of the b
To Have and to Hold the same unto the said ere	saftee and grantee's heirs, successors and assigns forever. said grantee and grantee's heirs, successors and assigns, that need premises, free from all encumbrances except as or those apparent upon the load
The true and actual consideration paid for this  Officered the actual consideration consists of or the	and that es and every part and parcel thereof against the lawful claims laiming under the above described encumbrances. transfer, stated in terms of dollars, is \$ .52,000.00 cludes—other—property—or—value—given—or—promised which is treen the symbols 0, it not applicable, should be deleted. See ORS 93.030.)
changes shall be implied to make the provisions hereof a In Witness Whereof, the grantor has executed this	equites, the singular includes the plural and all grammatical
) <b>ss</b> .	TE OF OREGON, County of Klamath )ss.
County of Klamath )	Personally appeared R. A. Kent and while being duly sworn, tor himself and not one for the other, did say that the former is the president and that the latter is the secretary of
OFFICIAL  OFFICI	that the seal affixed to the foregoing instrument is the corporate seal and corporation and that said instrument was signed and sealed in beof said corporation by authority of its board of directors; and each of acknowledged said instrument to be its solutions, act and deed.  Belove the:  (OFFICIAL SEAL)  Ty Public for Oregon
Wendt Homes, Inc. 3303 Lakeport Blyd Klamath Farts 10Regon 13297601	STATE OF OREGON,
GRANTOR'S NAME AND ADDRESS  'Troy P. Wells and Theresa A. Wells  5402 Glenwood  Klamath Falls, ORegon 97601  GRANTEE'S NAME AND ADDRESS  After recording return for	County of  I certify that the within instrument was received for record on the day of
AS: Above  NAME: ADDRESS, ZIP  Juill o change is requested all tax statements shall be sent to the following address.	RECORDER'S USE File/reel number, Record of Deeds of said county. Witness my hand and seal of County elfixed.
100 mg/s	Recording Officer

Voi M8 Poce

**EMARY** Sewer and water use charges, if any, due to the City of Klamath Fall

Reservations and restrictions as contained in plat dedication, to wit: Keservations and restrictions of the R75 Zone of the City of Klamath Falls, as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."

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OR Y Covenants; conditions, restrictions and easements, 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 M76, page 13888, Microfilm Records of Klamath County, Oregon.

Building setbacks and utility easements as shown on dedicated plat. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct esa bna successora (crest) d'agunest bus assiscré birs adiroutic come est bioris or bir escrib granice to account ensealing to alampie of abeliance stanied promises, the done offencion frances, encept, as cated on the resurse of this deed, or those appareal upon the land, any, as of the detection this deed. and tital smistigliness, the control of the court passes and court parties as the passess from the former may control to of the anis of all pursons whomsoover, sures thate claiming under the above described encaments The rece and repeting employing poid for frostrander, anded in terms of dollars, 18.3 TO, 600,000 or challing legger order of the property of the property and the constant of t bortecumety, the bushlessite, add as button religious add estudes of treints out souths but beat suit him times of The gas are the production of the provisions hereof apply equally to copy afters and to industrials 16.81.

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10 they of March A.D. 19 81 aB: 23 o'clock His. and duly-recorded-n-Vol.<u>M87</u>, of <u>Deeds</u> on Page <u>42</u>81 ounty Clerk

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County atliand. istording Officer

Deputy

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