

KNOW ALL MEN BY THESE PRESENTS, That

Craig A. Fleck and Collette M. Fleck, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Aulene C. Balsiger, 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, State of Oregon, described as follows, to-wit:

The Southwesterly 36.7 feet of Lot 3 and the Northwesterly 38.3 feet of Lot 4, Block 4, FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 44,800.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 11 day of March, 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.

Craig A. Fleck
Craig A. Fleck
Collette M. Fleck
Collette M. Fleck

STATE OF OREGON,
County of Klamath } ss.
March 11, 1981

STATE OF OREGON, County of Klamath } ss.
March 11, 1981

Personally appeared the above named
Craig A. Fleck and
Collette M. Fleck
and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared _____ and
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 _____

Notary Public for Oregon
My commission expires: 7-13-81

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Craig A. Fleck and Collette M. Fleck
5101 Ridgewood Drive
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Aulene C. Balsiger
4458 Memory Lane
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, } ss.
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/rec. number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
By _____ Recording Officer
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 South Suburban Sanitary District.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

4. A 15 foot building setback line from Memorie Lane as shown on dedicated plat.

5. A 10 foot utility and ditch easement along rear of lot, as shown on dedicated plat.

6. Reservations as contained in plat dedication, to-wit: "Said plat being subject to a building setback line as shown along all streets, a 7.5 foot side-line setback line along all lots, and an easement along the back of all lots as shown on the annexed plat for present and future public utilities, drainage and perpetual right of way for ditches to convey irrigation water, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and plantings being placed thereon at the risk of the owner."

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 October 5, 1959 in Volume 316, page 326, and amended in instrument recorded September 29, 1961 in Volume 332, page 660, all Deed Records of Klamath County, Oregon.

8. Trust Deed, 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 24, 1978

Recorded: February 28, 1978

Volume: M78, page 3804, Microfilm Records of Klamath County, Oregon

Amount: \$26,300.00

Grantor: Craig A. Fleck and Collette M. Fleck, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Mountain Title Co.

this 31st day of March, A. D. 19 81 at 11:46 o'clock A., and

duly recorded in Vol. M81 of Deeds on Page 4371.

EV. LYN BIEHN, County Clerk

By Debra A. Jensen

Fee: \$7.00

OFFICIAL
(3432)

STATE OF OREGON
County of Klamath
I certify that the within instrument was recorded in record on the 31st day of March, 1981, at 11:46 o'clock A., and recorded in book M81 of Deeds on page 4371.
Witness my hand and seal of County Clerk.

Craig A. Fleck and Collette M. Fleck
5101 Highway Drive
Klamath Falls, Oregon 97603
Klamath County, Oregon
Notary Public for Oregon
My Commission Expires 12-31-81