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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by..... SEAN J. KEOGH

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 45, Block 18, OREGON PINES, as same is shown on plat filed June 30, 1969 duly recorded in the office of the County Recorder, Klamath County, Oregon.

SUBJECT TO: 1) Terms and provisions as set forth in Articles of Association of Oregon Pines Property Owners, recorded April 28, 1971 in Volume M71, Page 3698, and an Amendment thereto recorded August 4, 1971 in Volume M71, Page 8194, all Klamath County Microfilm Records. 2) Covenants, easements 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 August 4, 1971 in Volume M71, Page 8196, Klamath County Microfilm Records. 3) Any interest of Union Bank, a California banking corporation, as disclosed by Assignment of Beneficial Interest Under Subdivision Agreement, recorded August 12, 1979 in Volume M79, Page 19111, Klamath County Microfilm Records.

(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 set forth above and those apparent on the land

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 encumbrance

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,500.00 BIX HOMEHIK BEEKKAK KEKKEKKAK KEKKEKKAK KAKKAK KEKKAK KAKKAK KAKKAKAK KEKKAK KEKKAK KEKKAK KEKKAK KEKKAK KEKKEK 

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 day of March 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.

WASHINGTON STATE OF OTTEGON

Personally appeared the above named.

Donald Scott York and Edna Mae York

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

Before me. (OFFICIAL SEAL)

Notary Public for 1936 X Washington

My commission expires: 8\_/\_//

STATE OF OREGON, County

Personally appeared

...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 behalt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires:

SPACE RESERVED

FOR

RECORDER'S USE

1008

After recording return for Sean J. Keogh 3408 E. Broadway #A

Keogh

Long Beach, CA 90803

NAME, ADDRESS, ZIP Until a change is requested all fax statements shall be sent to the following address

same as above

NAME, ADDRESS, ZIP

## STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 16th day of March , 19 81, at....9:33....o'clock A.M., and recorded in book/reel/volume No.M81 ......on page4689.....or as document/fee/file/ instrument/microfilm No. 97.164......,

Record of Deeds of said county. Witness my hand and seal of County affixed.

-- Evelyn-Beihn-County-Clerk-----

By Webrall Janega Deputy