

97577

KNOW ALL MEN BY THESE PRESENTS, That D. N. BLOOMGREN and N. CHARLENE BLOOMGREN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUTH ANN WANOUS, 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 and State of Oregon, described as follows, to-wit:

Lot 4 of OLD ORCHARD MANOR, 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 excepted as noted on the reverse of this document.

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 \$ 1.00 other consideration.

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 18 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.

(If executed by a corporation, affix corporate seal)

TEXAS
STATE OF OREGON } ss.
County of El Paso
March 18, 19 81

Personally appeared the above named D. N. Bloomgren & N. Charlene Bloomgren

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

Before me, Edis Manns
Notary Public for Oregon
My commission expires: 2/4/84

TEXAS
STATE OF OREGON, County of El Paso) ss.
March 18, 19 81

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 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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFSH
540 Main

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

KFFSH
540 Main

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/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. A 25 foot building setback line from Washburn Way, as shown on dedicated plat.
4. Reservations as contained in plat dedication, to wit: "irrigation laterals and irrigation drains on OLD ORCHARD MANOR as platted hereon, subject to a building setback line and to an easement over all lots for future sewers."
5. 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, dated February 13, 1951 and recorded February 20, 1951 in Volume 245, page 361, Deed Records of Klamath County, Oregon.
6. Irrigation lateral along rear lot line as shown on dedicated plat.

7. Grant of Right of Way, including the terms and provisions thereof, in favor of The California Oregon Power Company, a California corporation, recorded in Volume 244, page 613, Records of Klamath County, Oregon, for transmission and distribution of electricity.

8. The effect, if any, of a Quitclaim Deed from the United States of America, acting by and through the Regional Director, Mid-Pacific Region, Bureau of Reclamation, as Grantor and Edward Homer Cheeney and Ruth Ann Cheeney as Grantees, recorded December 29, 1975 in Volume M75, page 16243, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Mountain Title Co.

this 25th day of March A.D. 1981 at 2:44 o'clock P. M., and
duly recorded in Vol. M81, of Deeds on Page 5364.

EVELYN BIEHN, County Clerk

By Debra A. Jensen

Fee \$7.00

