WARRANTY DEED MTC 9998-1055 infaire th KNOW ALE MEN BY THESE PRESENTS, That Freid Homes, Inc.

hereinafter called the grantor, for the consideration hereinalter stated, to grantor paid by Michael Anthony Pearson and Tania Aletha Myrick, not as tenants in common but with the right of supply 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:

4. An Arressent, including the terms and provisions thereof, by and between the United States of America and S.M. Simple, Recorded April 19, 1919, 19, 201 Lot 3, Block 4 FIRST ADDITION TO FERNDALE TRACT 1126, according to the same of ficial plat thereof on file in the office of the County Clerk of a motistage Klamath County, Oregon

Racot of Way Francest, the collect the terms and Dated: Jenuary 1980 Dated: Jenuary 1980 hecorded: Jenuary 1980 MBC, DESC 321, Microfala 100001 11 August Methods V. Oregon In Front Of: Featile Tower 1.1.201.Company -

coulitions, restrictions and essenting as contained in the J 12-03 11 2000000000 UF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDET 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

Frantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances cexcept on the reverse of this deed, or those apparent to the land if any, as of the

date of this deed, babroar yes ni dor babryard as scontoperse Did ST Barriew 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.

QHowever, the sciual 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), it not applieable, sheard be delived. 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 hereot apply equally to corporations and to individuals Diogen

In Witness Whereof, the grantor has executed this instrument this 25t bday of "March' March' 19.81;

NIAIN (If executed by a co affix corporate seal) STATE OF OREGON County of . 19

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Personally appeared the above named

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires:

Freid Homes, Inc. 3303 Lakeport Blvd.

Klamath Falls, Oregon, 97 GRANTOR'S NAME AND ADDR 97601 Michael Pearson and Tanta Myrick 2 hogi 5747 Bartlett

Klamath Falls, Oregon 10-97601-2 111171 GRANTER B NAME AND ADDRESS recording return to: 00 001

as above NAME: ADDRESS. 2 Until a change is requested all tax statem tents shall be sent to the following odd

as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath March 25 , 19 81 Personally appeared R. A. Kent

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 Freid Homes,

inc., S., /a corporation, and that the seal attixed to the foregoing instrument is the and that the seal attized to the foregoing instrument is the corporate scal of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; and each of them ackgowledged said instrument to be its yoluntary bot and deed. Before me: 2

De U 264 Notary Public for Oregon My commission expires:

dauch STATE OF OREGON 10 125/205

(C) STAT TO County of I certify that the within instru-14 181 ment was received for record on the ...day of

at

By

in book

SPACE RESERVED FOR

ORDER'S USE

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

tile/reel number...

Recording Officer Deputy

(OFFICIAL SEAL)

o'clock M., and recorded

...on page or as

5411

MOUNTAIN TIT

1. Assessements if any due to the City of Riamath Falls for sever use: Freid, Nores, JNC.

vnoriinA ission diama sue to'the City of Klamath Falls for water use.

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

4. An Agreement, including the terms and provisions thereof, by and between the United States of America and J.W. Siemens, recorded April 19, 1919, in Volume 50(pagen163, Deed Records of Klamath County, Oregon, for construction, operation and maintenance of Klamath Project drainage works.

5. Right of Way Easement, including the terms and provisions thereof, Dated: January 4, 1980

Recorded: January 8, 1980

Volume: M80, page 384, Microfilm Records of Klamath County, Oregon In Favor Of: Pacific Power & Light Company For: Installation of an underground electrical circuit.

6. Covenants, conditions, restrictions and easements as contained in the dedication of the recorded plat, to-wit:

dedication of the recorded play, the City of Klamath Falls ordinances in effect (a.(1) All building setbacks of the City of Klamath Falls ordinances in effect indication on the date of recording said plat.

(2) All existing easements and/or as shown on the annexed plat

end of Bartlett Avenue nerginal scott no these and on the east tails bas tell bas end of Hercietorivened among luve(4), Additional restrictions as provided for in any recorded protective in and accoverants. star. Agreement, including the terms and provisions therein as set forth in Agreement, including the terms and provisions therein as set forth in that document recorded in the Deed Records of Klamath County; Oregon Dated: September, 18, 1980 Recorded: November 5, 1980 Volume: M80, page 21397 Volume: M80, page 21397 Corporation and JELD-WEN; Inc., an Oregon Corporation' bass, a municipal corporation and JELD-WEN; Inc., an Oregon Corporation' bass, a municipal

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Altens DI 2 STATE OF OREGON, COMME OF 19 30 22 do neto. Terescally appeared Res Av Ront as nivers while inits over

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Notary Public for Uress. M. solomistick espired ែះមារជ័រនេះចេលចំណាលដូច ។ ។ STATE OF OREGON; COUNTY OF KLAMATH; ss. cd for record at request of <u>Mountain Title Co.</u> us 26th day of March A. D. 19 81_ stg:21_o'clock A M. arch duly recorded in Vol.____, of _____ on Page _5411 EVELYN BIEHN, County Clerk imbarta a bring de . Andrio By AVotra a Conserver A Parc Ind eroá no And the particular second norma Estima The Englishmon Thurshie to short is import Fee \$7,00 Winness my hand and severity. aviality of the County Millined. THE REASONEDS TWICE iterbits converted all rise of the relation arrange later the balances of a convert

and the American States of the the Deputy