

KNOW ALL MEN BY THESE PRESENTS, That

Freid Homes, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael Anthony Pearson and Tania Aletha Myrick, not as tenants in common but with the right of survivorship 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 3, Block 4 FIRST ADDITION TO FERDALE-TRACT 1126, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 on the reverse of this deed, or those apparent to the land if any, as of the date of this deed, 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 encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$68,700.00. 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 25th 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.

Freid Homes, Inc.

R. A. Kent

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )

County of ) ss.

, 19

Personally appeared the above named

STATE OF OREGON, County of Klamath ) ss.

March 25, 19 81

Personally appeared R. A. Kent

and

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

Inc.,

secretary of Freid Homes,

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.

Before me:

Kinda Stelle

Notary Public for Oregon

My commission expires: 7/13/87

(OFFICIAL SEAL)

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Freid Homes, Inc.

3303 Lakeport Blvd.

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Michael Pearson and Tania Myrick

5747 Bartlett

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/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

1. Assessments, if any due to the City of Klamath Falls for sewer use:

2. Assessments, if any, due 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.

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, page 163, 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:

(1) All building setbacks of the City of Klamath Falls ordinances in effect on the date of recording said plat.

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

(3) As one foot street plug on the south end of Lombard Drive and on the east end of Bartlett Avenue

(4) Additional restrictions as provided for in any recorded protective covenants.

7. 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

Agreement executed by and between the City of Klamath Falls, a municipal corporation and JELD-WEN, Inc., an Oregon Corporation

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of Mountain Title Co.

this 26th day of March A. D. 19 81 at 2:21 o'clock A. M. and

duly recorded in Vol. M81, of Deeds on Page 5411

EVELYN BIEHN, County Clerk

By *Michael J. Gonsky*

Fee \$7.00