

KNOW ALL MEN BY THESE PRESENTS, That JACK D. HOLMES and LORRAINE T. HOLMES, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL G. DINTER and JOY ELLEN DINTER, husband and wife, 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:

Lots 29 and 30 of Block 11, ST. FRANCIS PARK, 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 as stated on the reverse side of this deed and those apparent upon 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 \$34,000.00. THE WHOLE OF THE CONSIDERATION CERTIFICATE OF DEEDS OF OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS PART OF THE CONSIDERATION (SEE ORS 93.030) 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 12th day of June, 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.

JACK D. HOLMES

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
June 12, 1981

LORRAINE T. HOLMES

STATE OF OREGON, County of Klamath, 1981) ss.

Personally appeared _____ 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 _____ secretary of _____

_____ a corporation, 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:

Personally appeared the above named JACK D. HOLMES and LORRAINE T. HOLMES, husband and wife

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

Christi L. Garrison

Notary Public for Oregon
My commission expires: 6/19/83

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Jack D. Holmes
Rt. 2, Box 789P
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Michael G. Dinter
4631 Thompson
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

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.

Recording Officer
By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

- continued from the reverse side of this deed -

SUBJECT TO:

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 Enterprise Irrigation District.
4. Reservations contained in plat dedication, to wit:
"Saving and excepting the right is hereby reserved by the dedicators, their heirs, successors, and assigns the privilege to install, operate, maintain, repair, and remove water, sewer, and gas pipes, conduits, ditches, and mains and electric light and telephone poles and wire, on across, under, and over the said streets, alleys, boulevards, and lots."
5. Reservations and restrictions, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument recorded January 28, 1938, in Volume 120, page 173, Deed Records of Klamath County, Oregon, Geo. S. Rusco, et ux, Grantor and Gerhard Klinkhammer, et ux, Grantees, to wit:
"FIRST---The value of dwelling houses to be constructed on said property shall be in the amount of not less than \$2,000.00 of approved floor plans, designs and mode of construction to be approved by grantors or assigns.
Second---The principal buildings shall be built on a building line twenty five feet from property lines fronting streets, and no permanent fences or other buildings shall be built nearer the streets than the front line of the principal building."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 15th day of June A.D. 19 81 at 3:53 o'clock P.M., and

duly recorded in Vol. M81, of Deeds on Page 10689

Fee \$7.00

EVELYN BIEHN, County Clerk

By

Albra A. Jones

