

KNOW ALL MEN BY THESE PRESENTS, That Marvin Dean Walker and Chloe E. Walker, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard S. Shuck and Donna M. Shuck, 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:

Lot 4, DEBIRK HOMES, 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 of this deed, or those apparen 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 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 \$ 44,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 27th day of August, 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)

Marvin Dean Walker

Chloe E. Walker

STATE OF OREGON,
County of Klamath
August 27th, 1981.

STATE OF OREGON, County of ss.

Personally appeared _____, 19____, 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: _____ (OFFICIAL SEAL)

Personally appeared the above named Marvin Dean Walker and Chloe E. Walker

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

Before me: _____ (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 7/13/85

Notary Public for Oregon
My commission expires:

Marvin Dean Walker and Chloe E. Walker
3936 Barry
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Richard S. Shuck and Donna M. Shuck
5440 South 6th Street
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.

Per Grantee
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____ ss.
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

- 14931
1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
 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 South Suburban Sanitary District.
 4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
 5. Right of Way, including the terms and provisions thereof, granted to the California Oregon Power Company, a California corporation, dated December 5, 1956, recorded December 10, 1956 in Volume 288, page 319, Deed Records of Klamath County, Oregon.
 6. Reservations contained in plat dedication, to wit:
"perpetual rights to use of all irrigation ditches shown on the plat for irrigation of lots, and do hereby grant public easements for an eight foot easement along the back of all lots and a three foot easement along the side line of all lots for future sanitary sewers and public utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner, and said easements to be of ten foot width along the West side of Lots 13 and 14 and along the east side of Lot 20 for sanitary sewer main line use, and that we do declare this plat to be subject to the following conditions: 1. A 20 foot building setback line as shown. 2. The use of the land platted herein is for residential purposes only and is limited to one residential building per lot. 3. Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority Specifications. 4. There shall be a minimum foundation area of 850 square feet for one story residences, not including garage or storage space."
 7. 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 June 30, 1958, recorded July 15, 1958 in Volume 301, page 56, Deed Records of Klamath County, Oregon, and modified on February 25, 1960, recorded February 26, 1960 in Volume 319, page 246, Deed Records of Klamath County, Oregon.

8. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: July 7, 1978

Recorded: July 13, 1978

Volume: M78, page 15112, Microfilm Records of Klamath County, Oregon

Amount: \$30,400.00

Grantor: Marvin Dean Walker and Chloe E. Walker, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

Said Trust Deed buyer agrees to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

This 21st day of August A.D. 1981 at 10:18 clock A.M.,
duly recorded in Vol. M81 of Deeds on page 14930

By EVLYN BIEHN, County Clerk
Bernetha S. Hetch

Fee \$7.00