

KNOW ALL MEN BY THESE PRESENTS, That JOE GREEN

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEAN E. GUYER and RHONDA L. GUYER, 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, Block 1, CHIA PARK, TRACT NO. 1151, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

(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 \$ 46,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration and which is indicated in 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 28th 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.

Executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Lane
August 28, 1981

Personally appeared the above named

JOE GREEN

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

Before me, Judith Ann Hill
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-12-83

STATE OF OREGON, County of) ss.
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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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Mr. Joe Green
P.O. Box 1915
Eugene, OR 97401

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Dean E. Guyer
2601 Berkeley
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 tile/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By Recording Officer
Deputy

- continued from the reverse side of this deed -

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SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. A 20 foot utility easement along front of lot as shown on dedicated plat.
4. Reservations as contained in plat dedication, to wit:
"said plat being subject to: (1) Building setbacks as follows: Front 20 ft.; Side, 5 ft.; corner lot 10 ft. abutting street; Rear, 20 ft. (2) All easements and reservations or record and additional restrictions as provided in any recorded protective covenants."
5. Covenants, 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, recorded in Volume M78, page 20454, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record of request of

this 2nd day of Sept. A.D. 19 81 at 9:14 clock A.M. and
duly recorded in Vol. M-81 of Deeds on Page 15574

EVELYN BIEHN, County Clerk

By [Signature] deputy

Fee: \$8.00