

KNOW ALL MEN BY THESE PRESENTS, That Terry L. Herbert and Judy Y. Herbert, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Henry J. Caldwell, Jr. and Deborah L. Caldwell, 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, State of Oregon, described as follows, to-wit:

Lot 20 of LAMRON 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 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 \$ 19,961.71. However, the actual 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 @, 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 9th day of September, 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)

Terry L. Herbert

Judy Y. Herbert

STATE OF OREGON,

County of Klamath } ss.  
September 9th, 1981

Personally appeared the above named  
Terry L. Herbert and  
Judy Y. Herbert

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

(OFFICIAL SEAL)

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

Notary Public for Oregon  
My commission expires:

Terry L. Herbert and Judy Y. Herbert  
5044 Barry Ave.

Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Henry J. Caldwell, Jr. and Deborah Caldwell  
2319 Briarwood Lane

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.

No Change

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of } ss.  
I certify that the within instrument was received for record on the day of 1981,

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.

By Recording Officer  
Deputy

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. Building setback line 15 feet from street as shown on dedicated plat.

6. Utility and proposed irrigation ditch as shown on dedicated plat. (Rear 8 feet).

7. Reservations, restrictions and easements in plat dedication, to wit:  
"(1) A 15 foot building setback line as shown. (2) An eight foot easement along the back of all lots for future sanitary sewers and public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any planting being placed thereon at the risk of the owner. (3) The use of the land is for residential purposes only and is limited to one residential building per lot. (4) Architectural standards shall be not less than the minimum requirements of the Federal Housing Authority Specifications. The eight foot easement along the back of all lots is granted to the public for utility use only as above specified and includes perpetual right for ditches to convey irrigation water as shown."

8. 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 July 28, 1958 in Volume 301, page 380, and March 19, 1959 in Volume 310, page 638, all Deed Records of Klamath County, Oregon.

9. 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: June 26, 1973

Recorded: August 17, 1973

Volume: M73, page 11197, Microfilm Records of Klamath County, Oregon

Amount: \$22,300.00

Grantor: Terry L. Herbert and Judy Y. Herbert, husband and wife

Trustee: Transamerica Title Insurance Company

Beneficiary: Equitable Savings & Loan Association

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record on request of X

this 10th day of Sept. A.D. 1981 at 8:37 o'clock A.M., and

duly recorded in Vol. M-81, of Deeds on Page 16048

EVELYN BIEHN, County Clerk

By Marie C. Warner  
Deputy

Fee \$8.00