

KNOW ALL MEN BY THESE PRESENTS, That KENNETH R. MANOUS and DOT MANOUS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILMA R. NESTLE and SHIRLEY D. MATTERN, not as tenants in common, but with the right, hereinafter called 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 4, Block 10, TRACT NO. 1039, YONNA WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. Reservations and restrictions as contained in plat dedication.
3. Subject to a 25 foot building setback line from streets as shown on the dedicated plat.

(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 above 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 \$23,000.00

However, the consideration stated in the foregoing is subject to the payment of the taxes and other charges which are the whole or part of the consideration for the premises. 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 14th day of September, 19 81; 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)

Kenneth R. Manous
KENNETH R. MANOUS

Kenneth R. Manous as attorney-in-fact for Dot Manous
DOT MANOUS

STATE OF OREGON, } ss.
County of Klamath
September 14, 19 81

STATE OF OREGON, County of _____, 19 _____

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 attixed 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 KENNETH R. MANOUS for himself and as attorney-in-fact for DOT MANOUS

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

Before me: Notary L. Garrison

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon
My commission expires:

Mr. & Mrs. Kenneth R. Manous
P.O. Box 1822
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Ms. Wilma R. Nestle and Ms. Shirley D. Mattern
11800 Tingley Lane #1
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 Klamath

I certify that the within instrument was received for record on the 14th day of September, 1981, at 2:30 o'clock P.M., and recorded in book M-81 on page 16289 or as file/reel number 4315

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By James A. [Signature] Deputy

Fee \$4.00