

KNOW ALL MEN BY THESE PRESENTS, That
Michael S. Potridge

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Mark L. Slezak and Deborah Slezak, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 32, Block 1, KELENE GARDENS FIRST ADDITION, 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,
and 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 \$ 45,500.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
part of the consideration

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 22 day of October, 19 81;
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.

Michael S. Potridge
Michael S. Potridge

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
October 22, 19 81

STATE OF OREGON, County of _____) ss.
October 22, 19 81

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the
_____ who, being duly sworn,
_____ president and that the latter is the
_____ secretary of _____

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 be-
half 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: _____ Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

Personally appeared the above named
Michael S. Potridge
and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me: _____ Notary Public for Oregon
My commission expires: 7/13/85 (OFFICIAL SEAL)

Michael S. Potridge
5318 Barry Ave.
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Mark L. Slezak and Deborah Slezak,
1801 McClellan Drive
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, } ss.
County of _____
I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/feet number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.
By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Subject To:

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.

18922

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

5. A 20 foot building setback as shown on dedicated plat.

6. An 8 foot utility easement along rear of lot as shown on dedicated plat.

7. Restrictions as contained in plat dedication, to wit:

"Subject to the following restrictions: (1) Building setback lines as shown on the annexed plat; (2) Utility easements as shown on the annexed plat for all present and future utilities and perpetual right of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance for said utilities, with no structures being permitted thereon and any plantings 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 no less than the minimum requirements of the Federal Housing Authority Specifications; (5) No changes will be made in the present irrigation ditches without the consent of the Klamath Irrigation District, its successors or assigns."

8. 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 April 25, 1968 in Volume M68, page 3337, Microfilm Records of Klamath County, Oregon.

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

Dated: January 30, 1981

Recorded: February 3, 1981

Volume: M71, page 1527, Microfilm Records of Klamath County, Oregon

Amount: \$41,000.00

Mortgagor: Michael S. Potridge

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (I-P50542)

SAID MORTGAGE BUYERS AGREE TO ASSUME AND PAY.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 30th day of October A.D. 1981 at 9:03 o'clock AM, and

duly recorded in Vol. M81, of Deeds on Page 18921

EV. LYN BIEHN, County Clerk

By Bernetha J. Ketchum

Fee \$8.00