

KNOW ALL MEN BY THESE PRESENTS, that Howard E. McGee, Jr. and Marilyn A. McGee, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard L. Young and Donna D. Young, 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 26 in Block 6 of TRACT NO. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Set back provisions as delineated on the recorded plat. (25 feet from front lot line).
2. Utility easements as delineated on the recorded plat along rear 16 feet.
3. Restrictions and easements as contained in plat dedication, to wit: "Said plat being subject to a 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines. Easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk. No changes will be made in the present irrigation and/or drain ditches without the consent of the

R. L. Young
3605 A Dr. J. L. A.
K. J. A.

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Klamath Irrigation District, its successors or assigns. Additional restrictions as provided in any recorded protective covenants."

4. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms and provisions thereof, recorded May 17, 1973 in Volume M73, page 5995, Microfilm Records of Klamath County, Oregon.
5. 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 which Trust Deed grantees agree to assume and pay and hold grantors harmless therefrom.

Dated: July 30, 1975

Recorded: July 31, 1975

Volume: M75, page 8836, Microfilm Records of Klamath County, Oregon

Amount: \$29,250.00

Grantor: Howard E. McGee and Marilyn A. McGee, husband and wife

Trustee: Transamerica Title Insurance Co.

Beneficiary: The United States National Bank of America

The beneficial interest under said Trust Deed was assigned by instrument

Dated: August 22, 1975

Recorded: August 25, 1975

Volume: M75, page 9871, Microfilm Records of Klamath County, Oregon

To: Government National Mortgage Association

The beneficial interest under said Trust Deed was assigned by instrument

Dated: March 10, 1976

Recorded: April 27, 1976

Volume M76, page 6129, Microfilm Records of Klamath County, Oregon

To: United States National Bank of Oregon

The beneficial interest under said Trust Deed was assigned by instrument

Dated September 21, 1976

Recorded: September 23, 1976

Volume: M76, page 14970, Microfilm Records of Klamath County, Oregon

To: Federal National Mortgage Association

TO HAVE and TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

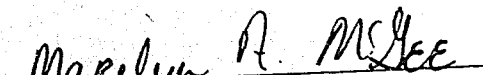
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted above and will defend the said premises and every part and parcel thereof against 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 \$27,635.66.

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 13th day of November, 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.


Howard E. McGee, Jr.


Marilyn A. McGee

20069

STATE OF OREGON)
) ss.
 County of Klamath)

11-13, 1981.

Personally appeared the above named Howard E. McGee, Jr.
 and Marilyn A. McGee and acknowledged the foregoing instrument
 to be their voluntary act and deed.

Before me:

[Signature]
 Notary Public for Oregon
 My Commission Expires: 9-27-82



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at request of~~

is 17 day of November A.D. 19 81 at 2:38 clock PM
 July recorded in Vol. M 81, of Deeds on a.c. 20069

EVELYN BIEHN, County Clerk

By *[Signature]*

Fee \$16.00