

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
Virginia Kathryn Bilyeu

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles A. Fisher and Ronald Phair, 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 10, Block 1, BEL-AIR GARDENS, 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 set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ Exchange. 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.)

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 December, 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)

STATE OF OREGON, } ss.
County of Klamath }
December 9, 19 81

Personally appeared the above named
Virginia Kathryn Bilyeu

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of _____) ss.
_____, 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 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.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: _____

Virginia Kathryn Bilyeu

GRANTOR'S NAME AND ADDRESS

Charles Fisher
403 Main Street
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 instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as

file/reel number _____
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer
Deputy

By _____

SUBJECT TO:

21304

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Building setback line 20 feet from street as shown on dedicated plat.
5. Utility easement as shown on dedicated plat. (Rear 20 feet - Southerly 10 feet)

Reservations as contained in plat dedication, to wit:

"Said plat being subject to a building setback line along all streets as shown on the annexed plat, a five foot side line set back along all side lot lines, and an easement along the back and side lines of lots as shown on the annexed plat for present and future public utilities and drainage, said easement to provide ingress and egress for construction and maintenance of utilities and drains with no permanent structures being permitted thereon and any plantings being placed thereon at the risk of the owner."

6. Conditions and restrictions as recorded July 10, 1963 in Volume 346, page 444, Records of Klamath County, Oregon.
7. 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: August 3, 1965
Recorded: August 15, 1965
Volume: M65, page 942, Microfilm Record of Klamath County, Oregon
Amount: \$15,000.00
Grantor: Donald D. Dahl and Iona M. Dahl, husband and wife
Trustee: Oregon Title Insurance Co., an Oregon corporation
Beneficiary: Commonwealth, Inc., an Oregon corporation

The beneficial interest under said Trust Deed was assigned by instrument
Recorded: November 22, 1965 in Volume M65, page 3977, Microfilm Records
of Klamath County, Oregon
To: The New York Bank for Savings

Said Deed of Trust Buyer agrees to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~EX-101X~~

this 14 day of December A.D. 19 81 at 10:06 A.M. and

duly recorded in Vol. 14 81, of Deeds on page 21303

Fee \$8.00

By Evelyn Biehn, County Clerk