

7372 MTC-10805-L

KNOW ALL MEN BY THESE PRESENTS, That Charles A. Fisher and Mary Lou Fisher, as tenants by the entirety, and Robert L. Phair

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Virginia Bilyeu, 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 3 in Block 5 of TRACT NO. 1117, FIRST ADDITION TO EAST HILLS ESTATES, 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, 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)

STATE OF OREGON,

County of Klamath

December 9, 1981.

Personally appeared the above named Charles A. Fisher and Mary Lou Fisher and

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-15-85

Charles A. Fisher
403 Main Street
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Virginia Bilyeu
5524 Bel Aire Drive
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

No Change

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, 1981.

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 _____

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

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/roll number _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____

Recording Officer
Deputy

SUBJECT TO:

- 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 Basin View Drainage District.

Reservations as contained in plat dedication, to wit:

"(1) Easements for future public utilities and drainage as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities and drainage; (2) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said drainage District; (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

- 4 Subject to a 25 foot building setback from Dawn Court as shown on dedicated plat.
- 5 Subject to a 16 foot drain and utility easement over West lot line as shown on dedicated plat.
- 6 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 March 31, 1976 in Volume M76, page 4517, Microfilm 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 1, 1977
 Recorded: August 5, 1977
 Volume: M77, page 14124, Microfilm Records of Klamath County, Oregon
 Amount: \$56,900.00
 Grantor: Marlon Jannuzzi and Lois Jannuzzi, husband and wife
 Trustee: William L. Sisemore
 Beneficiary: Klamath First Federal Savings and Loan Association
 Said Deed of Trust Buyer agrees to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at~~ _____

This 14 day of December A.D. 1981, at 10:06 A.M.

duly recorded in Vol. M 81, of Deeds on p. 21309

Fee \$8.00

By EVLYN BIEHN, County Clerk
Joyce M. Davis