

KNOW ALL MEN BY THESE PRESENTS, That James P. Hoppe and Rebecca A. Hoppe, husband and wife, who took title as JAMES PAUL HOPPE and REBECCA ANN HOPPE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Thomas D. Andrade and Karen Andrade

, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath State of Oregon, described as follows, to-wit: Lot 4 in Block 10, FOURTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District (for continuation of this deed see reverse side of this document)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any,

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 \$ 68,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~

~~part of the consideration (indicate which)~~ (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.930.)

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 5th day of January, 1982; 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 ) ss.  
January 5, 1982

STATE OF OREGON, County of ) ss.  
January 5, 1982

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 6/19/83

Notary Public for Oregon  
My commission expires:

Mr. & Mrs. James P. Hoppe  
3727 LaMarada Way  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Thomas D. Andrade  
P.O. Box 864  
Tule Lake, CA 96134

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 \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1982

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document fee file/instrument/microfilm No. \_\_\_\_\_

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Deputy

District.

5. Public utilities easement - rear 8 feet, as shown on dedicated plat.  
 6. Reservations, easements and restrictions as contained in plat dedication, to-wit:

"(1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage, (2) No changes will be made in the present irrigation and/or drain ditches without the consent of The Enterprise Irrigation District, its successors or assigns, (3) Building setback lines as shown on the annexed plat, (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

7. Building setback line 25 feet from street as shown on dedicated plat.  
 8. Covenants, 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 June 7, 1971 in Volume M71, page 5502, Microfilm Records of Klamath County, Oregon.  
 9. Subject to a 5 foot easement over Easterly lot line as shown on dedicated plat.  
 10. An easement created by instrument, including the terms and provisions thereof,

Dated: September 27, 1972  
 Recorded: September 27, 1972  
 Volume: M72, page 10963, Microfilm Records of Klamath County, Oregon

In favor of: Oregon Water Corporation

For: transmission and distribution of water

11. 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: August 7, 1973  
 Recorded: August 17, 1973  
 Volume: M73, page 11095, Microfilm Records of Klamath County, Oregon

Amount: \$25,700.00

Mortgagor: Joe L. Keller and Rosie A. Keller, husband and wife

Mortgagee: First Federal Savings and Loan Association of Klamath Falls, which Grantees assume and agree to pay, including the terms and provisions thereof, the unpaid principal balance of which is \$22,518.63 to Klamath First Federal Savings and Loan Association.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~RECORD~~

this 11 day of January A.D. 19 82 at 10:58 A.M.

duly recorded in Vol. M 82, of Deeds on p. 318

Fee \$8.00

By Joyce McNamee  
 EVELYN BIEHN, County Clerk