

Martin Lugus

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Richard L. Ford and Jeannette P. Ford, 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 17 of LAKESHORE GARDENS, SAVING AND EXCEPTING therefrom a portion of said Lot 17 described as follows:

Beginning at the Northwest corner of Lot 17 marked by an iron stake of 1½ inch pipe driven in the ground; thence South 0°41' West along the lot line 163.2 feet to the Southwest corner of Lot 17; thence Easterly along the Southerly line of the lot, 85.00 feet; thence North 2° 4' West 105 feet more or less to a point marked by an iron stake of 1½" pipe driven in the ground at or near the Northernly lot line; thence North 51° 41' West along the lot line 100.00 feet more or less to the point of beginning.

TOGETHER WITH the West one-half of vacated road adjoining said property on the Northeasterly lot line.

(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.

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 \$ 41,000.00

However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> consideration (indicate which). <sup>⓪</sup> If the sentence between the symbols ⓪, if not applicable, should be deleted. See QRS 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 1st 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

County of Seab  
~~January~~ Feb 1 19.82

Personally appeared the above named

Martin Lugas  
and acknowledged the foregoing instru-  
his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

My commission expires:

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

Personally appeared:

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.

Notary Public for Oregon  
My commission expires:

**My commission expires:**

(OFFICIAL  
SEAL)

(SEAL)

Martin Lugas

## 1000 Lakeshore

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS  
Richard L Ford and Jeannette P. Ford  
2379 Seventh Ave

2575 Seventh Ave.  
Santa Cruz, Ca.

**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

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.

**By** \_\_\_\_\_ **Recording Officer**  
\_\_\_\_\_ **Deputy**

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Lakeshore Gardens Drainage District. 1268

2 Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded November 14, 1925 in Book 82 at page 551, Records of Klamath County, Oregon.

3 An easement created by instrument, including the terms and provisions thereof, dated May 6, 1937, recorded May 14, 1937 in Book 109 at page 286, Deed Records, in favor of The California Oregon Power Company for the regulation of waters of Upper Klamath Lake.

4 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: October 7, 1977

Recorded: October 11, 1977

Volume: M77, page 19417, Microfilm Records of Klamath County, Oregon

Amount: \$21,600.00

Grantor: Martin Lugus, a single person

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

The beneficial interest under said Trust Deed was assigned by instrument, Dated: September 28, 1981

Recorded: September 28, 1981

Volume: M81, page 17273, Microfilm Records of Klamath County, Oregon

To: Jackson County Federal Savings and Loan Association

5 Easement for existing public utilities in vacated street area and the conditions imposed thereby, if any.

Reserved by vacating order recorded in Volume 279, page 375, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~xxxxxxx~~

this 2 day of Feb. A.D. 1982 at 10:06 o'clock A.M. and  
duly recorded in Vol. M 82, of Deeds on Page 1267

Fee \$8.00

EVILYN BIEHN, County Clerk

By Joyce McArthur

34101770  
(1582)