

1967 SN

9134

KNOW ALL MEN BY THESE PRESENTS, That

CLAYTON L. CABRAL

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to grantor paid by KEVIN G. WERTS, hereinafter called the grantor, for the consideration hereinafter stated,

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 13, Block 9, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Restrictions as contained in plat dedication, to wit: "Subject to: A 25 foot building setback line along side street lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, Page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."

2. An easement created by instrument, including the terms and provisions thereof, recorded October 9, 1951 in Volume 250, Page 282, Deed Records of Klamath County, Oregon, in favor of United States of America, for Transmission line (blanket easement).

3. Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972, in Volume M72, Page 10581, Microfilm Records of Klamath County, Oregon.

4. 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, recorded September 19, 1972, in Volume M72, Page 10585, Microfilm Records 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 provided SUBJECT TO above

and that grantor will warrant and forever defend the above granted 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 \$ 3,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which) 0

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 8<sup>th</sup> day of January, 1982.

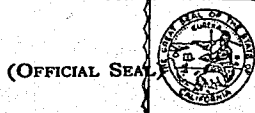
Clayton L. Cabral

CALIFORNIA  
STATE OF OREGON, County of Santa Clara, ss.

Personally appeared the above named Clayton L. Cabral

February 8, 1982

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



OFFICIAL SEAL  
KAREN M JONES Before me:  
NOTARY PUBLIC - CALIFORNIA  
SANTA CLARA COUNTY  
My comm. expires FEB 22, 1983

Karen M. Jones  
Notary Public for California  
My commission expires 2/22/83

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Clayton L. Cabral

GRANTOR'S NAME AND ADDRESS

Kevin G. Werts

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Western Title  
PO Box 1181  
Bend, Oregon 97701

NAME, ADDRESS, ZIP

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

Kevin G. Werts  
11155 South East 46th Ave.  
Melwaukie, OR 97222

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 12<sup>th</sup> day of Feb., 1982, at 12:54 o'clock P.M., and recorded in book/reel/volume No. M 82 on page 1881 or as document/fee/file/instrument/microfilm No. 9134, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Jane M. Dwyer Deputy  
Fee \$4.00

SPACE RESERVED  
FOR  
RECORDER'S USE