

## KNOW ALL MEN BY THESE PRESENTS, That

Clyde A. Warner and Edna M. Warner, Husband and Wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 Herbert O. Williams and Katsuko Williams, Husband and Wife  
 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 16, Block 3, SHADOW HILLS, NO. 1, in the City of Klamath Falls,  
 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.

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 \$ 49,000.00

~~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 O.R.S. 91.030.)~~

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 18th day of May, 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)

*Clyde A. Warner*  
 Clyde A. Warner

*Edna M. Warner*  
 Edna M. Warner

STATE OF OREGON, )  
 County of Klamath ) ss.  
 May 18th, 1982

Personally appeared the above named

Clyde A. Warner and

Edna M. Warner

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

(OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of ) ss.  
 May 18th, 1982

Personally appeared and

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.

Before me:

(OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires:

Clyde A. Warner and Edna M. Warner

P.O. Box 7428

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Herbert O. Williams and Katsuko Williams

1239 Summers Lane

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

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 1982,

at o'clock M., and recorded in book on page or as tile/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

Subject: **OS 63**

DEED INSTRUMENT

**6121**

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions, including the terms and provisions thereof, in the dedication and on the plat of Tract No. 1031, Shadow Hills Subdivision No. 1, to wit:  
"Said plat being subject to the following restrictions:
  1. A 40 foot power line easement as shown on the annexed plat.
  2. Easements shown on the annexed plat are 16 feet wide, being 8 feet on each side of the lot line and except as otherwise noted, are dedicated to the City of Klamath Falls for the regulation and placement of utilities.
  3. One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to the City of Klamath Falls and later released by resolution of the City Council when the adjoining property is approved for development in accordance with applicable ordinances.
  4. All sanitary facilities subject to the approval of the City of Klamath Falls.
  5. Responsibility for maintenance of all streets and roads dedicated by the owners to the public shall be vested in the owners, their successors and/or assigns until such streets and roads have been improved to the then current standards of the City of Klamath Falls and maintenance thereof has been accepted by resolution of the City Council."
3. Subject to an 8 foot utility easement over the Southwesterly and Easterly lot lines as shown on dedicated plat.
4. Easement created by instrument, including the terms and provisions thereof, dated November 15, 1962, recorded December 21, 1962 in Volume 342, page 155, Deed Records of Klamath County, Oregon, in favor of Pacific Power & Light Company for right of way transmission line.
5. Subject to an encroachment as disclosed by instrument recorded February 12, 1980 in Volume M80, page 2865, Microfilm Records of Klamath County, Oregon, to wit:  
"Subject to a 1 foot encroachment of the house over the utility easement as disclosed by site certification dated November 27, 1976."
6. 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: December 8, 1976  
Recorded: December 8, 1976  
Volume: M76, page 19755, Microfilm Records of Klamath County, Oregon  
Amount: \$33,500.00  
Grantor: Roscoe Alfred Sparks and Katherine C. Sparks, husband and wife  
Trustee: Transamerica Title Insurance Co.  
Beneficiary: United States National Bank of Oregon  
Said Trust Deed buyer agrees to assume and pay.  
The beneficial interest in said Trust Deed was assigned by instrument,  
Dated: February 7, 1977  
Recorded: February 8, 1977  
Volume: M77, page 2272, Microfilm Records of Klamath County, Oregon  
To: Commerce Mortgage Company

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 18 day of May A.D. 19 82 at 2:44 o'clock P.M. and  
duly recorded in Vol. M 82 of Deeds on Page 6120

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce McArthur