

KNOW ALL MEN BY THESE PRESENTS, That DEWIE O. WOODS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KATHLEEN A. BRICKNER, 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 1 in Block 5, 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.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed, and 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 \$77,900.00. However, the actual consideration consists of ~~or includes other property or value given or promised which is the whole consideration indicated which is~~ (The sentence between the symbols ~~or~~, 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 29th day of July, 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.

Dewie O. Woods  
DEWIE O. WOODS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
July 29, 1982

Personally appeared the above named  
DEWIE O. WOODS

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

Before me:  
(OFFICIAL SEAL) Kristi L. Garrison  
Notary Public for Oregon  
My commission expires: 6/19/83

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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 \_\_\_\_\_

\_\_\_\_\_, 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 be-  
half 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: \_\_\_\_\_

Mr. Dewie O. Woods  
6617A Climax  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Ms. Kathleen A. Brickner  
6617A Climax  
Klamath Falls, OR 97601  
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 instru-  
ment 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.  
\_\_\_\_\_  
Recording Officer  
By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Basin View Drainage District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. 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."
6. A 25 foot building setback line from Dawn Court and a 20 foot building setback line from Kimberly Drive as shown on dedicated plat.
7. Covenants, conditions, restrictions, and easements, 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.
8. 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 21, 1977

Recorded: October 24, 1977

Volume: M77, page 20356, Microfilm Records of Klamath County, Oregon

Amount: \$45,500.00

Grantor: Dewie O. Woods

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Trust Deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record Mountain Title Co.  
 this 30th day of July A.D. 19 82 at 11:24 o'clock A.M.  
 duly recorded in Vol. M82, of Deeds on Pg. 9780.

EVELYN BIEHN, County Clerk  
 By Bernetha H. Kelsch

Fee \$8.00