

KNOW ALL MEN BY THESE PRESENTS, That United States National Bank of Oregon, a national banking association hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Neil B. Drew and Holly Drew, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

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.

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 \$ 70,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @ if not applicable, should be deleted. See ORS 23.030.) 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 12th day of August, 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 _____, 19 _____ ss.

STATE OF OREGON, County of Klamath
August 13, 1982 ss.

Personally appeared Lyle W. Richards

each for himself and not one for the other, who, being duly sworn, did say that the former is the vice 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: 7-13-85

Before me:
Notary Public for Oregon
My commission expires:

United States National Bank

GRANTOR'S NAME AND ADDRESS
Neil B. Drew and Holly Drew
450 Fulton Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

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,

County of _____ ss.
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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

DESCRIPTION

A portion of Lots 28 and 29, WEST PARK ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at a $\frac{1}{2}$ " iron pin on the Southeasterly boundary of said Lot 29, said point being 34 feet Northeasterly from the most Southerly corner of said Lot 29; thence Northeasterly along the Southeast boundary of Lots 29 and 28, 46.12 feet to a $\frac{1}{2}$ " iron pin; thence North $15^{\circ} 59' 26''$ West 143.40 feet to a $\frac{1}{2}$ " iron pin; thence Southwesterly along the Northwesterly boundary of Lots 29 and 28 to a $\frac{1}{2}$ " iron pin 34 feet from the Northwest corner of said Lot 29; thence South $23^{\circ} 31' 00''$ East 145.07 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Reservations and restrictions as contained in plat dedication, to wit: "subject to building setbacks and regulations as set forth by the Zoning Ordinances of the City of Klamath Falls, Oregon and to utility easements as shown on the annexed plat."
4. A 6 foot utility easement as shown on the dedicated plat.
5. 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 November 21, 1956 in Volume 286, page 611, Deed Records of Klamath County, Oregon.
6. Grant of Right of way, including the terms and provisions thereof, dated October 22, 1956 and recorded in Volume 287, page 446, Deed Records of Klamath County, Oregon, in favor of The California Oregon Power Company, a California corporation for pole or tower and wire lines and appurtenances thereto, and maintenance thereof.
7. 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: February 20, 1981
 Recorded: February 24, 1981
 Volume: M81, page 3213, Microfilm Records of Klamath County, Oregon
 Amount: \$58,000.00
 Mortgagor: Dick B. Miller, Jr. and Linda P. Miller, husband and wife
 Mortgagee: The State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P51482)
 Said mortgage buyers agree to assume and pay.

Note: We find the following judgment against a name similar to Neil B. Drew:
 Entered: October 15, 1979
 Docket Book: 35, page 140, line 4
 Legal No.: 78-490E
 Debtor: Neil B. Drew
 Creditor: Pat A. Sullivan
 Amount: \$2,500.00, plus interest, if any

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .. Mountain Title Co.

this 13th day of August A.D. 19 82 at 11:09 clock A., and

duly recorded in Vol. M82, of Deeds on Page 10499

EVELYN BIEHN, County Clerk
 By Berntha A. Ketch

Fee \$8.00