

KNOW ALL MEN BY THESE PRESENTS, That FREDERICK W. SEEMAN and THELMA W. SEEMAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILLIP R. HARKINS and LORETA A. HARKINS, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 in Block 7, SECOND ADDITION TO WINEMA GARDENS, 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 \$ 52,000.00

It is hereby acknowledged that the above consideration was paid by the grantee to the grantor in full for the purchase of the above described premises, and that the 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.

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 December, 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, ARIZONA }
County of MARICOPA } ss.
December 1, 1982

X Frederick W. Seeman
FREDERICK W. SEEMAN

X Thelma W. Seeman
THELMA W. SEEMAN

STATE OF OREGON, County of MARICOPA } ss.
December 1, 1982

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.

Before me: _____
Notary Public for Oregon ARIZONA
My commission expires: _____

Personally appeared the above named FREDERICK W. SEEMAN and THELMA W. SEEMAN husband and wife

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

Before me: Linda Wilber
(OFFICIAL SEAL)
Notary Public for Oregon ARIZONA
My commission expires: May 23, 1986

Mr. & Mrs. Frederick W. Seeman
1533 Sea Swallow Drive
Lake Hoover City, AZ

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Phillip R. Harkins
6442 Bryant
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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
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.

Recording Officer
By _____ Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes, including the current fiscal year, have been assessed with Veterans' Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. Reservations and restrictions contained in Deed dated April 23, 1951, recorded April 31, 1951, in Volume 247, page 12, Deed Records of Klamath County, Oregon.
5. Building setback line 20 feet from street as shown on the dedicated plat.
6. Utility easement along rear 8 feet of Lot as shown on the dedicated plat.
7. Reservations contained in plat dedication, to wit:
 "(1) A 20 foot building setback line along the front and a 15 foot building setback on the street sideline of all lots as shown on the annexed plat.
 (2) An 8 foot public utilities easement on the back of all lots as shown on the annexed plat, said easement to provide ingress and egress for the construction and maintenance of said utilities with no structure or fences being permitted thereon and any platings being placed thereon at the risk of the owner, should said construction or maintenance damage them. (3) Additional restrictions as provided in recorded protective covenants."
8. 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: None
 Recorded: December 4, 1979
 Volume: M79, page 28071, Microfilm Records of Klamath County, Oregon
 Amount: \$47,000.00
 Mortgagor: Frederick W. Seeman and Thelma W. Seeman, husband and wife
 Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

11:42

this 3 day of Dec. A.D. 1982 at 11:42 A.M. and

duly recorded in Vol. M82, of Deeds on a c 17194

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce McArthur