

KNOW ALL MEN BY THESE PRESENTS, That HARRY S. POLLARD, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CALLIE E. CELESTE, 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, Block 1, TRACT NO. 1031, SHADOW HILLS SUBDIVISION - I, 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 \$ 9,482.33

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 23rd day of February, 1983, 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)

HARRY S. POLLARD, JR.

STATE OF OREGON,

County of Klamath

February 23, 1983

STATE OF OREGON, County of

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

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

My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named HARRY S. POLLARD, JR.

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Mr. Harry S. Pollard, Jr.

720 Ponderosa Rd. Ashland St. Rt. K. Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Ms. Callie Celeste

720 Ponderosa Rd. K. 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,

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

Recording Officer

By

Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

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 of 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 a 16 foot utility easement along Southerly lot lines as shown on the 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 for transmission line.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 24 day of Feb. A.D. 1983 at 8:31 o'clock A.M.  
duly recorded in Vol. M83, of Deeds on page 2854

Fee \$8.00

By Joyce M. Oliver  
EV LYN BIEHN, County Clerk