

KNOW ALL MEN BY THESE PRESENTS, That CALLIE E. CELESTE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY S. POLLARD, JR. 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, Block 5, TRACT NO. 1091, LYNNWOOD, 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

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 \$105,000.00

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.

Callie E. Celeste
CALLIE E. CELESTE

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
February 23, 1983

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

Personally appeared the above named CALLIE E. CELESTE and acknowledged the foregoing instrument to be her voluntary act and deed.

_____ 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.

Notary Public for Oregon
My commission expires: 6/19/83
Kristin L. Garrison

Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

Callie E. Celeste
720 Ponderosa Dr.
E. Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Dr. Harry S. Pollard, Jr.
720 Ponderosa Dr.
E. 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,
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

- 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. Recitals set forth on the plat dedication, to wit:
"Said plat is subject to: (1) public utilities easements as shown on the annexed map, said easements are dedicated to the City of Klamath Falls for the use and regulation thereof, (2) All applicable zoning ordinances and recorded restrictive covenants, (3) Slope easements as set forth in the recorded restrictive covenants."
3. 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 July 20, 1973, in Volume M73, page 9383, and amended by instrument recorded June 9, 1976, in Volume M76, page 8487, Microfilm Records of Klamath County, Oregon, and amended September 13, 1977, in Volume M77, page 17035, Microfilm Records of Klamath County, Oregon.
4. 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: April 1, 1980

Recorded: April 2, 1980

Volume: M80, page 6137, Microfilm Records of Klamath County, Oregon

Amount: \$87,800.00

Grantor: Joseph R. Celeste and Callie E. Celeste

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 .

is 24 day of Feb. A.D. 1983 at 8:31 o'clock A.M.

duly recorded in Vol. M83 of Deeds on p. c. 2856

Fee \$8.00

EV. LYN BIEHN, County Clerk

By Joyce M. [Signature]