

KNOW ALL MEN BY THESE PRESENTS, That

Lyle Dwayne Ficken and Linda Sue Ficken, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Robert LeRoy Richardson and Mary Lou Richardson, 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:

Lot 1 in Block 3, FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 set forth on the reverse of this deed, or those apparent upon the deed, 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 \$ 50,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) of the sentence between the symbols @, 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 5th day of March, 19 83; 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)

Lyle Dwayne Ficken
Linda Sue Ficken
Linda Sue Ficken

STATE OF ~~DECOX~~ TEXAS
County of ~~TARRANT~~ TARRANT ss.
3-5, 19 83.

STATE OF ~~TEXAS~~ OREGON, County of ~~TARRANT~~ TARRANT ss.
MARCH 5th, 19 83
Personally appeared Lyle Dwayne Ficken and Linda Sue Ficken 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)

Before me:
(OFFICIAL SEAL)
JACK ROSEBERRY
Notary Public for Oregon TAYN
My commission expires: 3-12-85

Lyle Dwayne Ficken and Linda Sue Ficken
5912 Rosalyn
Fort Worth, Texas, 76148
GRANTOR'S NAME AND ADDRESS
Robert LeRoy Richardson and Mary Lou Richardson
6216 Shasta Way
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
as above
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
as above
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.

By Recording Officer Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

SUBJECT TO:

Assessments, if any, due to the City of Klamath Falls for water use.

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

3. Reservations and restrictions in Deed from Anna Simmers, widow of A. J. Simmers, to Herman L. Lofdahl, a single man, dated May 14, 1951, recorded July 13, 1951 in Volume 248, page 397, Deed Records of Klamath County, Oregon, as follows:
"not more than two hogs shall be kept on said premises at any one time."

Reservations and restrictions contained in dedication of First Addition to Winema Gardens.

4. Building setback line 20 feet from street as shown on dedicated plat.

5. Utility easement as shown on dedicated plat. (Affects Easterly 5 feet of Lot).

6. Reservations as contained in plat dedication, to wit:
"(1) A 20 foot building setback line along the front of all lots; (2) A 10 foot building setback on the street sideline of Lots 1 and 2, Block 1, Lots 1

8, 9 and 10, Block 2, Lots 1, 2, 3 and 4, Block 3, and Lots 1, 6, 7 and 10 Block 4; (3) A 10 foot utility easement to be centered on the side lines of Lots 9 thru 10, Block 2, and Lots 1 thru 8, Block 1 as shown on annexed plat; (4) An 8 foot utility easement along the back of all lots unless otherwise indicated on annexed plat, said easements to be for future public utilities, drainage and sanitary sewers, said easement to provide ingress and egress for the construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owner, should such construction or maintenance be required; (5) Additional restrictions as provided in recorded protective covenants."

7. An easement granted to Klamath County, a governmental subdivision of the State of Oregon, for drainage purposes over the Northwestern corner of said Lot 1, recorded March 21, 1969 in Volume M69, page 2034, Microfilm Records of Klamath County, Oregon.

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: February 25, 1977

Recorded: February 25, 1977

Volume: M77, page 2368, Microfilm Records of Klamath County, Oregon

Amount: \$22,500.00

Mortgagor: Lloyd Wayne Ficken and Linda Sue Ficken, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans Affairs

Said Mortgage buyers agree to assume and pay in full.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 8th day of March A.D. 1983 at 8:50'clock A.M., and duly recorded in Vol. M 83, of Mortgage on Page 3452.

FEE \$ 8.00

By EVELYN BIEHN, County Clerk