

KNOW ALL MEN BY THESE PRESENTS, That

Richard Philip Nordel and Billye Jeanne Nordel

MTC-13054-K

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Benjamin J. Vann and Faye E. Vann, 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 5 in Block 4, as shown on the map entitled First Addition to Pine Grove Ponderosa, filed in the office of the County Recorder, Klamath County, State of Oregon EXCEPTING THEREFROM the Eastern 97 feet thereof as described in the deed from Richard Philip Nordel and Billye Jeanne Nordel and Anna B. Nordel recorded November 11, 1973, in Volume M73 page 14848 Klamath County, Records.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY INC.

(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 \$75,000.00

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 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 18th day of October, 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)

STATE OF OREGON,

County of Klamath

October 18, 1983

Personally appeared the above named RICHARD PHILIP NORDEL for himself and as attorney-in-fact for BILLYE JEANNE NORDEL

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of Klamath

October 18, 1983

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 _____, a corporation,

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Richard Philip Nordel & Billye Jeanne Nordel

GRANTOR'S NAME AND ADDRESS

Benjamin J. Vann
3415 Pinetree Drive
Klamath Falls, OR 97603

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 _____

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

SPACE RESERVED FOR RECORDER'S USE

- continued from the reverse side of this deed -

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Easement, including the terms and provisions thereof, given by Lloyd J. Gobel Administrator to the Pacific Telephone and Telegraph Company, a California corporation, dated May 12, 1942, recorded August 1, 1942, in Deed Volume 149, page 144, Records of Klamath County, Oregon.
3. Reservations and restrictions as contained in plat dedication, to wit:
"said plat being subject to public utility easements, telephone line easement, Klamath Forest Protective Association road easement, and building setback lines, all of the width and in the location shown on the annexed map, said plat also being subject to additional restrictions shown in any recorded protective covenants."
4. 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 in Volume M69, page 10609, Microfilm Records of Klamath County, Oregon.
5. Subject to a 25 foot building setback line along the Northern and Western lot lines as shown on dedicated plat.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 28th day of October, A.D. 19 83
at 4:20 o'clock P M, and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00