husband and wife

KNOW ALL MEN BY THESE PRESENTS, That LENNY A. FIFER and BARBARA D. FIFER, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. GARBUTT and THOMAS W. GARBUTT, Not as tenants in common but with the right of survivorship mafter 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 11, Block 12, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County

"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

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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 granted is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set for on the reverse of this deed, or those apparent upon the land if any, as of the

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 \$ 34,000.00 TEKETX XLOEX HOTORIK XCONSIGNISENIO OXXCANSISEN XOTX OXXIORINGEN XOTORIX XENGRETX XXXXXXXXXX MINICOXXIORINGEN XENGLEX KIX ATTERNAL SHOPS NA HINGE NAVARA NAVARA NAVARA NAVARA NAVARANA NAVARANA NAVARANA NAVARANA NAVARANA NAVARANA NAVA KARINE ENIONI NAVARANA NAVARANA

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 21st day of December

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

Notary Public for Oregon

My commission expires:

(if executed by a corp affix corporate seal)

STATE OF OREGON,

County of Klamath December 21

Personally appeared the above named

Lenny A. Fifer and Barbara D. Fifer E T and acknowledged the foregoing instrument to be their voluntary act and deed. Cuda (OFFICIAL)

Notary Public for Oregon My commission expires:

Darbara Barbara STATE OF OREGON, County of

Personally appeared each for himself and not one for the other, did say that the former is the who, being duly sworn,president and that the latter is the secretary of ...

and that the seal affixed to the foregoing instrument is, a corporation, 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

LENNY A. FIFER & BARBARA D. FIFER

GRANTOR'S NAME AND ADDRESS RICHARD L. GARBUTT & THOMAS W. GARBUTT 803 Main Street

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS After recording return

GRANTEE

NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address

NAME, ADDRESS, ZIP

County of . I certify that the within instrument was received for record on the day_of, 19.... o'clock M., and recorded CE RESERVE in bookon page Or as RECORDER'S tile/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

STATE OF OREGON.

Recording Officer

SUBJECT TO:

1. Reservations, restrictions and easements as contained in plat dedication, of

"(1) Not more than one dwelling house shall be constructed on any lot in Eldorado Heights, which structure shall be used for residential purposes only. (2) No building shall be constructed closer than 20 feet to the street lines nor closer than 4 feet to the other lot lines...(3)....deleted.....

(4) Easement is reserved along side and back lines of lots for the construction and maintenance of services such as sewers, water lines, telephone and power lines. (5) The cost of any dwelling house in Eldorado Heights shall not be less than the amount shown in the following schedule: \$1000.00 minimum applies to dwellings to be constructed in Block 26. \$1500.00 minimum applies to dwellings to be constructed in Blocks 1 to 6 inclusive and in the Northerly portion of Blocks 7, 8 & 9. \$2,000.00 minimum applies to dwelling to be constructed in Blocks 19, 20, 21 and 22 and \$3000.00 minimum shall apply to dwellings to be constructed in Blocks 12, 13, 14, 15, 16, 17, 23, 24 and 25 and the Northerly portion of Blocks 10, 11 and 18 and the Southerly portion of Blocks 7, 8 and 9."

2. 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. Recorded: October 3, 1978

Volume: M78, page 22036, Microfilm Records of Klamath County, Oregon

Grantor: Lenny Allen Fifer and Connie L. Fifer, husband and wife Trustee: William Sisemore Beneficiary: Klamath First Federal Savings and Loan Association

> STATE OF OREGON,) County of Klamath) Filed for record at request of

on this 21st day of_ A.D. 19_ 2:32 M, and duly recorded in Vol. M83 Deeds 21847 EVELYN BIEHN, County Clerk 8.00