

1-1-74 31943

TA-S-26137-3

Vol. 1183 Page 22127

KNOW ALL MEN BY THESE PRESENTS, That Thomas Pedersen and Janice Pedersen, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Patricia Mann

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 14, Block 17, NINTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

2. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.

3. An easement created by instruments, including the terms and provisions thereof,

Recorded : March 5, 1973 Book: M-73 Page 2293
In favor of : Oregon Water Corporation, a public utility of State of Oregon

For : Water Mains and pipelines

4. Covenants, easements and restrictions, but omitting restrictions, (for continuation of this deed see reverse side of this document)

(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 noted of record as of the date 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 \$ 71,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which)~~ (The sentence between the symbols ①, 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 17 day of June, 1980; 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) ss.
June 17, 1980

Personally appeared the above named
Thomas Pedersen and Janice
Pedersen, husband and wife,
and, acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Spencer Horstman*
Notary Public for Oregon
My commission expires: 8-27-82

Thomas Pedersen
Thomas Pedersen
Janice Pedersen
Janice Pedersen
STATE OF OREGON, County of) ss.
June 17, 1980
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 be-
half 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

TA-SUE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ Deputy

22128

6-12-83

22128

if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : January 25, 1978 Book: M-78 Page 1523
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Ninth Addition to Sunset Village.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record :
this 27th day of December A.D. 19 83 at 3:12 o'clock P.M., and
duly recorded in Vol. M83, of Deeds on Page 22127.

EVELYN BIEHN, County Clerk

By Bernetha J. Detach

Fee \$8.00

Thomas Peterson
Janice Peterson

STATE OF OREGON
COUNTY OF KLAMATH
JANICE PETERSON
THOMAS PETERSON