

KNOW ALL MEN BY THESE PRESENTS, That
husband and wife

ELWOOD WALKER and WANDA L. WALKER,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

GEORGE E. KITTREDGE and MARIE J. KITTREDGE, 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 40, Block 10, SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

MOUNTAIN TITLE COMPANY INC.

- 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

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 \$4,000.00

However, the above consideration consists of an interest in real property of value given or promised which is the whole consideration (include entire or part of the

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 11 day of April, 1984; 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

April 11, 1984

ELWOOD WALKER

WANDA L. WALKER

STATE OF OREGON, County of Clark

4/14

1984

Personally appeared

Elwood Walker and Wanda L. Walker, 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 the full and lawful presence of the undersigned, a Notary Public in and for the State of Oregon, and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Personally appeared the above named
ELWOOD WALKER and WANDA L. WALKER

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Notary Public - State of Oregon
COUNTY OF CLARK
(SEAL)

My Appointment Expires: Mar. 19, 1986

Notary Public for OREGON

My commission expires: 03/19/86

Elwood & Wanda L. Walker

GRANTOR'S NAME AND ADDRESS

George E. & Marie J. Kittredge

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

C/O M.T.C.

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 -

5796

SUBJECT TO:

1. Reservations contained in plat dedication, to wit:
"Subject to the following restrictions: A 16 foot easement along and centered on the back and side lot lines of all lots for future public utilities, said easements to provide ingress and egress for construction and maintenance of said utilities; A 20 foot building setback line along the fronts of all lots; Additional restrictions as provided in any recorded protective covenants and reservations of record."
2. 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 June 10, 1966, in Volume M66, page 6074, Microfilm Records of Klamath County, Oregon.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod River Park Road District.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 9th day of April A.D., 1984 at 11:29 o'clock AM, and duly recorded in Vol M84, of Deeds on page 5795.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy