

BUFF RUNNELS and DARLE RUNNELS, husband and wife, and DONALD R. WORKMAN and CORA E. WORKMAN, husband and wife, Grantors, convey to ROBERT HENRY SHARP and CHRISTINE P. SHARP, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

Lot 12 in Block 13 of Second Addition to Nimrod River Park according to the official plat thereof on record in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: 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 set back line along the fronts of all lots; additional restrictions as provided in any recorded protective covenants and reservations of record.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; regulations and assessments of Special Road District Nimrod Park; declarations of restrictions, including the terms and provisions thereof dated June 2, 1966, recorded June 10, 1966, Vol M66, page 6074, Deed records of Klamath County, Oregon, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is One Thousand Nine Hundred and No/100ths (\$1,900.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: \_\_\_\_\_.

DATED this 14 day of June, 1976.

Buff Runnels  
Darle Runnels  
Donald R. Workman  
Cora E. Workman

STATE OF OREGON )  
 County of Klamath ) ss. June 16, 1976.

Personally appeared the above-named BUFF RUNNELS and DARLE RUNNELS, husband and wife, and DONALD R. WORKMAN and CORA E. WORKMAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]  
 Notary Public for Oregon  
 My Commission expires: 7-29-79

AFTER RECORDING, RETURN TO:  
 Crane & Bailey  
 540 Main Street - Suite 204  
 Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 10th day of April A.D., 1984 at 9:15 o'clock A M, and duly recorded in Vol M84, of Deed on page 5888.

EVELYN BIEHN, COUNTY CLERK

Fee: \$ 4.00

by: Pam Smith, Deputy