

KNOW ALL MEN BY THESE PRESENTS, That

Mary L. Chelsen

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

Laurette M. Chauvin

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 6 in Block 1, TRACT NO. 1135, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



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 set forth on the attached sheet or 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 \$ 92,000.00

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 4th day of March, 1985; 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.

Mary L. Chelsen
Mary L. Chelsen

(If executed by a corporation affix corporate seal)



OFFICIAL SEAL
SUSAN A. HEIMBICHNER
NOTARY PUBLIC - CALIFORNIA
Principal Office in PLACER County
My Commission Expires June 2, 1985

STATE OF OREGON, California

County of Placer ss.
March 4, 1985

Personally appeared the above named
Mary L. Chelsen

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of ss.

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:

Mary L. Chelsen

GRANTOR'S NAME AND ADDRESS

Laurette M. Chauvin
3741 Schooler Ct
Klamath Falls, Or 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

per Grantee

NAME, ADDRESS, ZIP

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

per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

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/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SUBJECT TO:

1. An easement, including the terms and provisions thereof, granted to The Pacific Telephone and Telegraph Company, a California corporation, by instrument recorded August 1, 1942 in Volume 149, page 43, Deed Records of Klamath County, Oregon. (Blanket easement over the $W\frac{1}{2}$ of the $NW\frac{1}{4}$)
2. An easement, including the terms and provisions thereof, granted to The California Oregon Power Company, a California corporation, by instrument recorded July 23, 1958 in Volume 301, page 224, Deed Records of Klamath County, Oregon. (Affects $SE\frac{1}{4}NW\frac{1}{4}NW\frac{1}{4}$)
3. Right of Way, including the terms and provisions thereof, granted to The California Oregon Power Company, recorded December 16, 1957 in Volume 296, page 272, Deed Records of Klamath County, Oregon. (Affects $E\frac{1}{4}W\frac{1}{4}NW\frac{1}{4}$)
4. Reservations as contained in plat dedication, to wit: "Said plat subject to: (1) Easements for future public utilities as shown on the annexed plat, easements to provide for ingress and egress for construction and maintenance of said utilities; (2) A 75 foot building setback from the centerline of the street on the front of all lots, a 20 foot building setback along side street lines and a 25 foot building setback in the rear of all lots; (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
5. 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 July 6, 1977 in Volume M77, page 12143, Microfilm Records of Klamath County, Oregon, and amendment recorded April 21, 1978 in Volume M78 at page 7804, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 7th day of March A.D. 1985
at 1:57 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 3415

EVELYN BIEHN, County Clerk

By L. M. Smith Deputy

Fee 9.00