

81607

Vol 187 Page 20715

KNOW ALL MEN BY THESE PRESENTS, That FRED A. AST and MARION E. AST, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WALTER R. CULBERTSON and BARBARA M. CULBERTSON, husband and wife, 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:

The property described in Exhibit "A" attached hereto and made a part hereof as if fully written herein.

(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.

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$17,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole.

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 5 day of Oct, 1979.

STATE OF OREGON, County of Douglas) ss.
Personally appeared the above named FRED A. AST and MARION E. AST, husband and wife, Oct. 5, 1979, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Georgia A. Hawkins
Notary Public for Oregon
My commission expires 7-18-83

FRED A. & MARION E. AST

GRANTOR'S NAME AND ADDRESS
WALTER R. & BARBARA M. CULBERTSON

GRANTEE' NAME AND ADDRESS

After recording return to:
As Below

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Walter Culbertson
3930 La Marada
Klamath Falls, Or. 97603

NAME, ADDRESS, ZIP

STATE OF OREGON

County of ss.
I certify that the within instru-
ment was received for record on the
day of , 19 ,
at o'clock M., and recorded
in book on page or as
file number , Record of
Deeds of said County.
Witness my hand and seal of
County affixed.

By Title
Deputy

Chap 15.00

EXHIBIT "A"

20716

Lot 22, Block 1, RAINBOW PARK ON THE WILLIAMSON, in the County of Klamath, State of Oregon.

SAID PROPERTY IS SUBJECT TO:

- (a) Rights of the public and governmental bodies in that portion of the above described property lying below the high water mark of the Williamson River.
- (b) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 11, 1974, Book 356, Page 116.
- (c) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Rainbow Park on the Williamson.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ November A.D., 19 87 at 11:31 o'clock A M., and duly recorded in Vol. _____ M87
of _____ Deeds on Page 20715

FEE \$15.00

Evelyn Biehn, County Clerk

By _____