

Until a change is requested, all tax statements shall be sent to the following address: Robert C. Bernice M. Condon

P.O. Box 130, Lew. Yellowstone, MT 59758

5114

Vol. m89 Page 17193

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ROBERT C. FISHER and SANDRA A. FISHER, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by ROBERT E. CONDON and BERNIECE M. CONDON, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees, as tenants by the entirety, their heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 20, Block 3, Tract 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Reservations and restrictions as contained in plat dedication, to-wit: "said plat subject to: (1) public utilities easement as shown on the annexed plat; (2) building set-back lines as shown on the annexed plat; (3) drain easements as shown on annexed plat; (4) additional restrictions as provided in any recorded protective covenants."

(2) Declaration of 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 3, 1978, in Volume M78, page 19200, Microfilm Records of Klamath County, Oregon.

(3) Land Sale Contract, including the terms and provisions thereof, dated August 26, 1977, recorded September 1, 1977, in Volume M77, page 16290, Microfilm Records of Klamath County, Oregon, wherein Shamrock Development Company, an Oregon corporation, is the Vendor and Cedar Trails Land Development Company, Ltd. a limited partnership, is the Vendee.

(4) Real Estate Contract, including the terms and provisions thereof, dated September 11, 1978, recorded September 15, 1978, in Volume M78, page 20434, Microfilm Records of Klamath County, Oregon, wherein Cedar Trails Land Development Company, Ltd. is the Vendor and Robert C. Fisher and Sandra A. Fisher, husband and wife, are the Vendees.

(5) Reservations, restrictions, rights of way of record and those apparent on the land.

TO HAVE AND TO HOLD the same unto the said Grantees, as tenants by the entirety, their heirs and assigns forever.

And said Grantors hereby covenant to and with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,500.00.

WITNESS Grantors' hands this 26 day of March.

1980.

Robert C. Fisher
Sandra A. Fisher

STATE OF OREGON)
) ss.
 County of Klamath)

Before me this 26 day of March, 1980,
 personally appeared the above-named ROBERT C. FISHER and SANDRA A.
 FISHER, husband and wife, and acknowledged the foregoing instrument
 to be their voluntary act and deed.

(S E A L)

PENNY D. HAMMONDS
 Notary Public for Oregon
 My commission expires

Penny D. Hammond
 Notary Public for Oregon
 My Commission Expires: 5-1-88

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

After recording return to:
 Robert & Bernice M. Condon
 P.O. Box 130
 W. Yellowstone, MT 59758

Mountain Title Co.
 on this 12th day of Sept. A.D., 19 89
 at 4:03 o'clock P.M. and duly recorded
 in Vol. M89 of Deeds Page 17193.
 Evelyn Biehn County Clerk
 By Darlene Muller Deputy.
 Fee, \$13.00