

KNOW ALL MEN BY THESE PRESENTS, That Jennette G. Brackins

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Michael Lee McGuire and Dawn A. McGuire, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Lot 11, Block 6, FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Building set back line 20 feet from street as shown on dedicated plat.
4. Public utilities easement along rear 8 feet as shown on dedicated plat.
5. Reservations as contained in plat dedication, to-wit: "(1) Building setback lines as shown on the annexed plat, (2) Utility easements as shown on the annexed plat for all present and future utilities and perpetual right (for continuation of this deed see reverse side of this instrument)

(If space insufficient, continue description on reverse side)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date 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 \$ 22,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 24 day of November, 1975, 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)

Jennette G. Brackins
Jennette G. Brackins

STATE OF OREGON,
County of Klamath

STATE OF OREGON, County of _____, ss.

November 24, 1975

Personally appeared _____ and _____

Personally appeared the above named Jennette G. Brackins and acknowledged the foregoing instrument to be her voluntary act and deed.

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:

(SEAL) Lu Nelson
Notary Public for Oregon
My commission expires: 2-3-79

Notary Public for Oregon
My commission expires:

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/reel number _____.

Record of Deeds of said county.
Witness my hand and seal of _____ County affixed.

Recording Officer
By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Let National Bank of Oregon
KELD - P.O. Box 11930
Klamath Falls, Ore. 97601

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

Let National Bank of Oregon
KELD
P.O. Box 11930
Klamath Falls, Ore. 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON
FHA FORM NO. 2169i
Rev. April 1971

THIS DEED OF TRUST, made
between _____

whose address is _____
4810 Des
(Street)
Mountain View

WITNESSETH: That Grantor irrevocably
POWER OF SALE, THE PROPERTY IN
Lot 11, Block 6, FIRST
plat thereof on file in

Together with all the tenements, hereditaments, and the rents, issues, and profits thereof, SUBJECT, HOW-
upon Beneficiary to collect and apply such rents, issues
TO HAVE AND TO HOLD the same, with the
thereof, used for agricultural, timber
FOR THE PURPOSE OF SECURING PERFORMANCE
of \$ 22,600.00 with interest thereon accor-
1975, payable to Beneficiary or order
not sooner paid, shall be due and payable on the first day
1. Privilege is reserved to pay the debt in whole, or
are next due on the note, on the first day of any month
exercise such privilege is given at least thirty (30) days pri-
full prior to maturity and at that time it is insured under
of same, whether principal, surety, guarantor or endorser,
secured hereby an adjusted premium charge of one per cen-
shall the adjusted premium exceed the aggregate amount of
the note secured hereby had continued to be insured un-
obligation to the Secretary of Housing and Urban Develop-
2. Grantor agrees to pay to Beneficiary in addition to
of said note, on the first day of each month until said note
(a) An amount sufficient to provide the full amount of
instrument and the note secured hereby.

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of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance for said utilities, with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner, (3) The use of the land is for residential purposes only and is limited to one residential building per lot, (4) Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority Specifications, (5) No changes will be made in the present irrigation ditches without the consent of the Klamath Irrigation District, its successors or assigns."

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of MOUNTAIN TITLE CO.

this 25th day of NOVEMBER, 1975, at 11:47 A.M., in the County of KLAMATH, Oregon.

and duly recorded in Vol. M 75, of DEEDS, on page 14870.

FEE \$ 6.00

By Hazel Brazil, County Clerk

STATE OF OREGON
FHA FORM NO. 21691
Rev. April 1971

THIS DEED OF TRUST, made

between MICHAEL J. BROWN

whose address is 4810 Des
(Street)
Mountain Title

FIRST NATIONAL

WITNESSETH: That Grantor irrevocably
POWER OF SALE, THE PROPERTY IN
Lot 11, Block 6, FIRST A
plat thereof on file in

Together with all the tenements, hereditaments, and
the rents, issues, and profits thereof, SUBJECT, HOW-
ever, the Beneficiary to collect and apply such rents, issues
and profits, used for agricultural, timber
TO HAVE AND TO HOLD the same, with the
three acres, used for agricultural, timber
FOR THE PURPOSE OF SECURING PERFORMANCE
of \$ 22,600.00 with interest thereon according
to the terms of the note, 1975, payable to Beneficiary or order
not sooner paid, shall be due and payable on the first day
of the month next due on the note, on the first day of any month
exercise such privilege is given at least thirty (30) days prior
full prior to maturity and at that time it is insured under a
policy of same, whether principal, surety, guarantor or endorser
shall the adjusted premium exceed the aggregate amount of one per cent
of the note secured hereby had continued to be insured under a
policy of same, whether principal, surety, guarantor or endorser
obligation to the Secretary of Housing and Urban Development
2. Grantor agrees to pay to Beneficiary in addition to the
of said note, on the first day of each month until said note is
(a) An amount sufficient to provide for the payment of the
instrument and the note secured hereby, the Secretary of Housing and Urban Development