

15789

KNOW ALL MEN BY THESE PRESENTS, That CARMEN L. NEGRON and J. R. MALDONADO,  
mother and son

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J.L. HAGEN, SR.  
and BETTY A. HAGEN, husband and wife, hereinafter called  
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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 2 of PINE GROVE RANCHETTES, according to the official plat thereof on file  
in the office of the County Clerk, Klamath County, Oregon.

## SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the Mallory Enterprises Public Utility.
2. A 20 foot building setback from streets as shown on plat dedication.
3. Utility easement along rear of lot as shown on plat dedication.
4. Covenants, conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded October 7, 1970, in Volume M70 at page 8985, and amended covenants, conditions and restrictions recorded September 8, 1972, in Volume M72 at page 10125, all in Deed Records of Klamath County, Oregon.
5. Restrictions as contained in plat dedication.

(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 hereinabove

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 \$ 8,000.00.  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole 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 30th day of June, 1976;  
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)

Carmen L. Negron

STATE OF OREGON, )  
County of Klamath ) ss.  
June 30, 1976

Personally appeared the above named  
Carmen L. Negron and J. R.  
Maldonado  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 3-21-77

STATE OF OREGON, County of ) ss.  
June 30, 1976  
Each of us, who, being duly sworn,  
did say that the former is the  
President and that the latter is the  
Secretary of  
a corporation,  
that the instrument is the corporate seal  
that was signed and sealed in be-  
half of its board of directors; and each of  
its voluntary act and deed.

(OFFICIAL SEAL) Notary Public  
My commission expires: 3-21-77

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. & Mrs. J.L. Hagen, Sr.  
8933 East Evans Cr. Rd.  
Rogue River, Oregon 97537  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. J.L. Hagen, Sr.  
8933 East Evans Creek Road  
Rogue River, Oregon 97537  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

FEE \$ 3.00

STATE OF OREGON, ) ss.  
County of Klamath )

I certify that the within instru-  
ment was received for record on the  
1st day of JULY, 1976,  
at 2:09 o'clock P.M., and recorded  
in book M 76 on page 10013 or as  
file/reel number 15789,  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

WM. D. MILNE

Recording Officer  
By Hazel K. K. Deputy