

32235

MTC 1500-3783

STEVENS NESS LAW PUB. CO., PORTLAND, ORE.

Vol. M77 Page 12096

KNOW ALL MEN BY THESE PRESENTS, That JIMMY L. SCOTT and JOANNE L. SCOTT,  
husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by NORMAN KING and JOYCE E. KING, 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 appertaining, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 2, RIVER RANCH ESTATES, according to the official plat thereof on file in  
the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- 1.Regulations of Klamath Irrigation District.
- 2.A 30 foot building set back along all street sides as shown on dedicated plat.
- 3.A 16 foot utility easement along rear of lot as shown on dedicated plat.
- 4.Irrigation ditch easement along the Southerly and Westerly sides of lot as shown on plat.
- 5.(1)A 16 foot easement for future public utilities and irrigation ditches as shown on the  
annexed plat;(2)A 35 foot easement for drain ditch maintenance,irrigation ditches and future  
public utilities along that strip of land adjacent to the existing drain ditch & Lost River;  
(3)Easements to provide ingress and egress for construction & maintenance of said utilities,  
irrigation ditches and drain ditch;(4)No changes will be made in the present irrigation and/  
or drain ditches without the consent of the Kl.Irr. Dist,its successors or assigns,(5)All  
easements and reservations of record & additional restrictions as provided in any recorded  
protective covenants.
- 6.Covenants,conditions and restrictions, imposed by instrument,recorded July 11,1966 in  
Vol. M66, page 6958.
- 7.Trust Deed in favor of Lost River Development Co.,a corp.,recorded Oct. 21,1976 in Vol.  
M76,pg 17057,Microfilm Records of Klamath Co.,Or.,which the grantee herein agrees to  
assume and pay according to the terms contained therein.

(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 above

and that grantor will warrant and forever defend the above  
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-  
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,500.00.

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which)Ⓢ

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 8th day of July, 1977.

JIMMY L. SCOTT

JOANNE L. SCOTT

STATE OF OREGON, County of Klamath ) ss. July 8, 1977

Personally appeared the above named Jimmy L. Scott and Joanne L. Scott, husband and  
wife

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 8-12-77

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Jimmy L. Scott and Joanne L. Scott

GRANTOR'S NAME AND ADDRESS

Norman King and Joyce E. King

GRANTEE'S NAME AND ADDRESS

After recording return to:

Norman & Joyce E. King  
Rt. 1 Box 925B, space 35  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
8 day of July, 1977,  
at 1:57 o'clock P.M., and recorded  
in book M77 on page 12096 or as  
file/reel number 32235,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

Fee \$3.00

Recording Officer

By Pat Mc Cullough Deputy