

KNOW ALL MEN BY THESE PRESENTS, That

HILTON R. THOMAS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD E. OTOSKI and EMILY C. OTOSKI, husband and wife, hereinafter called the grantees, 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:

Lot 12, Block 6, Tract 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Taxes for the fiscal year 1978-79, a lien, but not yet due and payable.
2. Regulations of South Suburban Sanitary District.
3. An easement created by instrument, dated March 11, 1940, recorded in Vol. 128, pg 267
4. An easement and right of way created by instrument dated June 1, 1956, recorded in Volume 284, page 22.
5. Easement covering water mains running to well site described in Deed Volume 285, page 257, as granted to various lot owners in Moyina.
6. Restrictions and easements contained in plat dedication.
7. Building setback lines, 20 feet wide, along the front lines of the herein described property.
8. Public utility easements over the rear 5 feet as shown on dedicated plat.

To Have and to Hold the same unto the said grantees and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantees 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 apparent upon the land;

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 \$65,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). If the sentence between the symbols @, if not applicable, should be deleted. See ORS 93.039.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be made so that the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of July, 1978, 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.

Hilton R. Thomas

Hilton R. Thomas

If executed by a corporation,

this is to be signed

STATE OF OREGON,

County of Klamath

July 25

1978

Personally appeared the above named

Hilton R. Thomas

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

Notary Public for Oregon

My commission expires: 8-23-81

(OFFICIAL SEAL)

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_

and \_\_\_\_\_, who, being duly sworn,

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 full

of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Notary me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the

26th day of July, 1978,

at \_\_\_\_\_ o'clock P. M., and recorded

in book M72 on page 16323 or as

file/roll number 52393

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. Milne

By \_\_\_\_\_ Recording Officer

Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Richard E. &amp; Emily C. Otoski

6726 Benton Avenue

Klamath Falls, Oregon

NAME ADDRESS ZIP

If a change is required of the information above shown on the following address:

Name and Address