

63493

Hilton R. Thomas

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Spencer L. Groshong and Robin L. Groshong, Husband and Wife

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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 of Block 5 of 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.

(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 STATED ON THE REVERSE OF THIS DEED, OR 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 \$72,050.00. However, the actual consideration consists of or includes other property or value given or promised which the whole consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.) 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 5th day of March, 1979; 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)

STATE OF OREGON,)
County of Klamath) ss.
March 5, 1979

Personally appeared the above named
Hilton R. Thomas

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

U. B. Little
(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires:
My Commission Expires July 13, 1981

Hilton R. Thomas

GRANTOR'S NAME AND ADDRESS

Spencer L. Groshong and Robin L. Groshong
1541 Kimberly
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

First National Bank of Oregon
1300 SW 5th
Portland, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.
1979

Personally appeared _____ 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 be-
half 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,) ss.

County of _____

I certify that the within instru-
ment 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

SUBJECT TO:

5025

The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Volume 128, page 267, in favor of California Oregon Power Company for pole and lines.

An easement and right of way created by instrument, including the terms and provisions thereof, 10 feet wide, "pole line as now located" granted to The California Oregon Power Company, a California corporation, dated June 1, 1956, recorded June 8, 1956 in Volume 284, page 22, Deed Records.

Easement covering water mains running to well site described in Deed Volume 285, page 257, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in the various lot deeds.

Restrictions and easements contained in plat dedication, to wit:
"said plat subject to: a building setback line as shown, public utility easement as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants."

A 20 foot building setback as shown on dedicated plat.

Public utility easement over the rear 16 feet as shown on dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 6th day of March A. D. 1979 at 2:01 o'clock P. M., am.

July recorded in Vol. M79, of Deeds on Page 5024

Wm D. MILNE, County Clerk

By Bernetha D. Hetch

Fee \$6.00