

81553

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KNOW ALL MEN BY THESE PRESENTS, That
Richard E. Otoski and Emily C. Otoski, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Gordon N. Kruse and Linda L. Kruse, 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 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.

(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 \$ 74,000.00
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.)
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 6th day of March, 19 80;
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,) ss.
County of Klamath
March 6, 19 80

Personally appeared the above named
Richard E. Otoski and
Emily C. Otoski

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Linda Steele

Notary Public for Oregon

My commission expires:
My Commission Expires July 13, 1981

Richard E. Otoski and Emily C. Otoski

GRANTOR'S NAME AND ADDRESS
Gordon N. and Linda L. Kruse
6724 Becton
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.

as above

NAME, ADDRESS, ZIP

Richard E. Otoski
Emily C. Otoski
STATE OF OREGON, County of) ss.
19 80

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

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Moyina Water District.
 3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
 4. 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. (Blanket Easement)
 5. 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 of Klamath County, Oregon. (Blanket easement)
 6. 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 various lot deeds.
 7. 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."
 8. Building setback lines, 20 feet wide, along the front lines of the herein described property.
 9. Public utility easements over the rear 8 feet as shown on dedicated plat.
 10. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
- Dated: July 25, 1978
Recorded: July 26, 1978
Volume: M78, page 16266, Microfilm Records of Klamath County, Oregon
Amount: \$59,300.00
Grantor: Richard E. Otoski and Emily C. Otoski, husband and wife
Trustee: D. L. Hoots
Beneficiary: Security Savings and Loan Association

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 6th day of March A. D. 1980 at 2:53 o'clock P. M., and

fully recorded in Vol. M80, of Deeds on Page 4292

Wm D. MILNE, County Clerk

By Bernetha Hetch

Fee \$7.00