

82291

KNOW ALL MEN BY THESE PRESENTS, That

George F. Crain, and Jimmie Joydeen Crain, Husband and Wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 William M Cannon and Carole Anne Cannon, 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 10, Block 5, TRACT 1003, THIRD ADDITION TP 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 those  
 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 \$ 66,000.00 .

~~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 24 day of March, 1980 ;  
 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 24, 1980.

Personally appeared the above named  
 George F. Crain, Jr. and

Jimmie Joydeen Crain

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

(OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

George F. Crain and Jimmie Crain

GRANTOR'S NAME AND ADDRESS

William M. Cannon and Carole Anne Cannon  
 1441 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.

No Change

NAME, ADDRESS, ZIP

George F. Crain, Jr.  
 Jimmie Joydeen Crain  
 STATE OF OREGON, County of ) ss.  
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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 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, 1856, 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 easements 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 line 20 feet wide along the front line of said lot, as shown on dedicated plat.
9. Public utility easements over the rear 16 feet of Lot 10, Block 5, 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: December 28, 1977  
Recorded: December 28, 1977  
Volume: M77, page 25032, Microfilm Records of Klamath County, Oregon  
Amount: \$31,000.00  
Grantor: George F. Crain and Lucille Crain, husband and wife  
Trustee: William Sisemore  
Beneficiary: Klamath First Federal Savings and Loan Association, a corporation

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Mountain Title Co.

this 24th day of March A. D. 1980. at 2:41 o'clock P. M., and  
fully recorded in Vol. 189, of Deeds on Page 5518

Wm D. MILNE, County Clerk

By Bernetha A. Hetsch

Fee \$7.00