

KNOW ALL MEN BY THESE PRESENTS, That RONALD J. STOCKWELL and SUSAN L. STOCKWELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL E. CULBERTSON and REBECCA L. CULBERTSON, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 8, Block 8, 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.

-continued on the reverse side of this deed-

(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 side 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 \$ 69,500.00

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 1st day of May, 1981; 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)

RONALD J. STOCKWELL

SUSAN L. STOCKWELL

STATE OF OREGON,)
County of Klamath) ss.
May 1, 1981

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)

Personally appeared the above named
RONALD J. STOCKWELL and SUSAN L.
STOCKWELL, husband and wife

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

Notary Public for Oregon
My commission expires: 6/19/83

Notary Public for Oregon
My commission expires:

Mr. & Mrs. Ronald J. Stockwell

6740 Mulbert
K. Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Paul E. Culbertson

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

M.T.C.

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of) ss.

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

SPACE RESERVED
FOR
RECORDER'S USE

- continued / the reverse side of this deed -

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. An easement created by instrument, including the terms and provisions thereof,
Dated: March 11, 1940
Recorded: April 5, 1940
Volume: 128, page 267, Deed Records of Klamath County, Oregon
In favor of: California Oregon Power Company
For: Pole and wire lines
(Blanket easement)
4. 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)
5. 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.
6. Restrictions and easements contained in plat dedication, to wit:
"said plat subject to: a building set back line as shown, public utilities easement as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants."
7. Building setback lines 20 feet wide along the front lot line of the herein described property.
8. Easements 4 feet in width within existing utilities easements, to install, operate, and maintain for communication purposes, an underground coaxial cable and the facilities and appurtenances incidental thereto as conveyed by the instruments recorded November 21, 1974, in Volume M74, page 15002, Microfilm Records of Klamath County, Oregon.
9. 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: June 15, 1977
Recorded: June 16, 1977
Volume: M77, page 10579, Microfilm Records of Klamath County, Oregon
Amount: \$42,000.00
Grantor: Harold C. Dye, Jr.
Trustee: D. L. Hoots
Beneficiary: Security Savings and Loan Association

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Trust Deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 1st day of May A. D. 19 81 at 3:31 o'clock P. M., and

duly recorded in Vol. M81, of Deeds on Page 7823

EVLYN BIEHN, County Clerk

By Debra A. Jensen

Fee \$7.00