

KNOW ALL MEN BY THESE PRESENTS, That
Hilton R. Thomas

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Phillip L. Sanders and Theresa M. Sanders, 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 15, Block 6, TRACT NO. 1003, THIRD ADDITION TO MOYINA,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

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 \$ 80,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.020.)
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 November, 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.

Hilton R. Thomas
Hilton R. Thomas

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
November 5, 19 81

STATE OF OREGON; County of _____ ss.
Personally appeared _____, 19 _____

Personally appeared the above named

Hilton R. Thomas

and
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 _____

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

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:

Before me:
Notary Public for Oregon
My commission expires: 7/13/85

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Hilton R. Thomas
1742 Shawna Court
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Phillip L. Sanders and Theresa M. Sanders
1535 Tamara Drive
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

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 _____

SPACE RESERVED
FOR
RECORDER'S USE

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

After recording return to:
as above
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Certified Mortgage
836 Klamath Ave.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

By _____ Recording Officer
Deputy

3. Assessments, if any due to the City of Klamath Falls for water use.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. An easement created by instrument, including the terms and provisions thereof,
Dated: March 11, 1940
Recorded: April 5, 1940
Volume: 128, page 267, Records of Klamath County, Oregon
In favor of: California Oregon Power Company
For: Pole lines

6. 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, 1957, recorded June 8, 1956 in Volume 284, page 22, Deed Records. (Blanket easement)

7. 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.

8. 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."

9. A 20 foot building setback line along front of Lots and a 15 foot building setback line along side street lines, 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 November A.D. 1981 at 10:19 clock A., and

duly recorded in Vol. M81, of Deeds on Page 19385

By EV. LYN BIEHN, County Clerk
Bernetha S. Detch

Fee \$8.00

NOTICE: This document is a true and correct copy of the original as filed for record in the County of Klamath, Oregon, and is subject to the provisions of the Oregon Recording Act, Chapter 106, Oregon Revised Statutes, as amended.

RECORDED
1982

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