

KNOW ALL MEN BY THESE PRESENTS, That  
Lee K. Stearman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Andrew John Hickey  
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 5 in Block 11, SECOND ADDITION TO CYPRESS VILLAGE,  
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 set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 64,750.00  
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 93.930.)

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 9th day of November, 19 81; 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.

Lee K. Stearman  
Lee K. Stearman

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss. STATE OF OREGON, County of ) ss.  
November 9, 19 81. 00.00 ss. Personally appeared ) and

Personally appeared the above named )  
Lee K. Stearman ) who, being duly sworn,  
and acknowledged the foregoing instru- ) each for himself and not one for the other, did say that the former is the  
ment to be his ) president and that the latter is the  
voluntary act and deed. ) secretary of

Before me: )  
(OFFICIAL SEAL) )  
Notary Public for Oregon )  
My commission expires: 7/13/85 )

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 behalf 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: )

Lee K. Stearman  
5510 Sylvia  
Klamath Falls, Or 97601  
GRANTOR'S NAME AND ADDRESS

Andrew John Hickey  
5510 Sylvia Ave.  
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

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

SPACE RESERVED  
FOR  
RECORDER'S USE

1000

SUBJECT TO:

ONE THIRTY

198601-07 19861

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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Building setback line 25 feet from Sylvia Avenue, as shown on dedicated plat.
5. Reservations as contained in plat dedication, to wit:  
"Said plat being subject to building setback line as shown, easements for public utilities and irrigation use as shown, said easements to provide ingress and egress for construction and maintenance of said utilities, and additional restrictions as shown in any recorded protective covenants. No changes will be made in the irrigation ditches without the consent of the Klamath Irrigation District, its successors or assigns."
6. 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 3, 1974

Recorded: December 6, 1974

Volume: M74, page 15597, Microfilm Records of Klamath County Oregon

Amount: \$26,000.00

Grantor: Robert L. Gibson, Jr. and Linda E. Gibson, husband and wife

Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association of Klamath Falls

SAID DEED OF TRUST BUYER AGREES TO ASSUME AND PAY.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 10th day of November A. D. 1981 at 8:52 o'clock A. M., and  
duly recorded in Vol. M81, of Deeds on Page 19560

EVELYN B. EHN, County Clerk

By Bernetha J. Litch

Fee \$8.00