

7144

KNOW ALL MEN BY THESE PRESENTS, That
 Vernon B. Harvey and Connie M. Harvey, Husband and Wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Jack H. Von Achen and Phebe I. Von Achen, 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 22, TRACT NO. 1038, a Resubdivision of Lots 10 thru 15,
 Block 1, MIDLAND HILLS ESTATES, 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 that appear 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 \$50,000.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which) (The asterisk between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
 part of the consideration (indicate which) (The asterisk 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 4th day of December, 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.

Vernon B. Harvey
 Vernon B. Harvey

(If executed by a corporation,
 affix corporate seal)

Connie M. Harvey
 Connie M. Harvey

STATE OF OREGON,)
 County of Klamath) ss.
 December 4, 1981.

STATE OF OREGON, County of)
 December 4, 1981.

Personally appeared the above named
 Vernon B. Harvey and
 Connie M. Harvey

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

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.

(OFFICIAL
 SEAL)

Notary Public for Oregon
 My commission expires: 7/13/95

Notary Public for Oregon
 My commission expires:

(OFFICIAL
 SEAL)

Vernon B. Harvey and Connie M. Harvey
 100 NE 162nd Street
 Portland, Oregon 97230

GRANTOR'S NAME AND ADDRESS
 Jack H. Von Achen and Phebe I. Von Achen
 2520 Darrow Street
 Klamath Falls, Oregon 97601

After recording return to:

as above

NAME, ADDRESS, ZIP

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

Jack H. Von Achen and Phebe I. Von Achen
 146 Clark Street
 Klamath Falls, Oregon 97601

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

SPACE RESERVED
 FOR
 RECORDER'S USE

By

Recording Officer
 Deputy

SUBJECT TO:

20966

BAIT

1. The premises herein described are within and subject to the regulatory powers, including the power of eminent domain, of Miami Hills Water District.

2. Easement and utility easement together with ingress and egress as shown on Exhibit A plat. (Affects Eastern Hill Tract)

3. Building setback line 25 feet from Clark Street and Jennie Drive.

Reservations as contained in plat dedication, to wit:

"Said plat subject to: (1) A 25 foot building setback line along Clark Street and Lee Street; A 20 foot building setback line along Jennie Drive; (2) Public ditch and utility easements along the back of all lots as shown on the annexed plat, said easements to provide ingress and egress for the construction and maintenance of said utilities; (3) 10 foot drainage easements centered on the lines between lots 12 and 13, and lots 16 and 19, said easements to provide ingress and egress for the construction and maintenance of said drain. (4) Additional restrictions as provided in any recorded restrictive covenants."

4. Reservations, restrictions, and easements, but excluding restrictions, if any, imposed by state, federal, or national origin, imposed by instrument, including the deed and provisions thereof, recorded in Volume MT7, page 1818, Microfilm Records of Klamath County, Oregon.

5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest subject to said future advances as may be provided therein.

Dated: January 21, 1977

Recorded: February 1, 1977

Volume: MT7, page 2108, Microfilm Records of Klamath County, Oregon

Amount: \$28,000.00

Mortgagor: Frank M. Spencer and Elaine M. Spencer, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (1-M60009)

SAID MORTGAGE BUYER AGREES TO ASSUME AND PAY.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at _____

this 7 day of December A.D. 19 81 at 4:46 o'clock A.M., and

duly recorded in Vol. M 81, of Deeds on Page 20965

Fee \$8.00

By Evelyn Biehn County Clerk