

MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
John Huffman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Edward Silling and Phyllis Silling, 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 3 in Block 50 of HOT SPRINGS ADDITION to the City of Klamath Falls,  
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.  
(If space insufficient, continue description on reverse side)

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.  
and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 67,000.00  
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.)  
part of the consideration

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 30 day of June, 19 82;  
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)

John Huffman  
John Huffman

STATE OF OREGON,  
County of Deschutes } ss.  
June 30, 19 82

Personally appeared the above named  
John Huffman  
and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me:  
Nancy D. Smith  
Notary Public for Oregon  
My commission expires: 3/13/84

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_

\_\_\_\_\_ 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 \_\_\_\_\_  
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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

John Huffman  
168 N.W. Greenwood  
Bend, Oregon 97701  
GRANTOR'S NAME AND ADDRESS  
Edward Silling and Phyllis A. Silling  
1025 Pacific Terrace  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per 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.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

2. Reservations, restrictions and easements, including the terms and provisions thereof, as contained in plat dedication of Hot Springs Addition.

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3. Reservations, restrictions and easements, including the terms and provisions thereof, contained in Deed from Klamath Development Co., recorded in Volume 39, page 621, Deed Records of Klamath County, Oregon, to wit:

"Subject to all the reservations set forth in the dedication of aforesaid Addition, and to the reservation of the streets, alleys, and boulevards therein. Grantee hereby agrees that no dwelling house shall be erected on said premises to cost less than Three Thousand Dollars, unless plans for the same are approved by party of the first part, and further, that no building shall be erected on said property within thirty (30) feet of the line of Pacific Terrace and that no fence or wall shall ever be erected on said property at a greater height than four feet at any point within thirty feet of Pacific Terrace and that no building except for dwelling purposes and the necessary and usual outbuildings incident thereto, shall be erected or used on said premises, for a period of fifteen (15) years from date of this contract."

4. Reservations, restrictions and easements, including the terms and provisions thereof, contained in Deed from Rena M. Tingley, recorded in Volume 273, page 543, Deed Records of Klamath County, Oregon, to wit:

This conveyance is made subject to the reservation of the streets, alleys and boulevards as set forth in the dedication of Hot Springs Addition. Also subject to reservations and conditions contained in Deed from Klamath Development Company to Mrs. Sol Runyan and Peter Jacob Ruth, dated March 17, 1913, and recorded September 13, 1913 in Book 39 at page 621 of Deed Records of Klamath County, Oregon. This conveyance is made subject to the further condition that no structure shall be constructed above the ground closed than 35 feet to the lot line of said lot adjacent to Pacific Terrace nor closer than 5 feet to the lot line of said lot adjacent to Lot 4, for a distance of 90 feet from the lot line adjacent to Pacific Terrace. Notwithstanding the foregoing restrictions, the owner may construct a three and one-half high picket or wire fence on the property line."

5. 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: March 7, 1980

Recorded: March 10, 1980

Volume: M80, page 4455, Microfilm Records of Klamath County, Oregon

Amount: \$61,200.00

Grantor: John L. Huffman

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

Said Deed of Trust Edward Silling and Phyllis A. Silling agree to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

This 2 day of July A.D. 19 82 at 10:52 o'clock A.M., and

duly recorded in Vol. M 82, of Deeds on a.c. 8391

Fee. \$8.00

By Joyce M. Biehn EV. LYN BIEHN, County Clerk