

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. AMES and SUSANNE K. AMES, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES J. O'CONNOR and MIGIWA BOOKER, not as tenants in common, but with the right of survivorship 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 10 in Block 1, TRACT NO. 1055, SADDLE MOUNTAIN ESTATES, 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 and 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 \$ 11,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. Indicate which of the following spaces you wish to be described in this deed: ☐ OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS THE WHOLE CONSIDERATION. Indicate which of the following spaces you wish to be described in this deed: ☐ OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS THE WHOLE 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 22nd day of July, 1982; 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)

JAMES E. AMES

SUSANNE K. AMES

STATE OF OREGON,)
County of Klamath) ss.
July 22, 19 82

STATE OF OREGON, County of) ss.
19

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

Personally appeared the above named JAMES E. AMES and SUSANNE K. AMES, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

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 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, Notary Public for Oregon
My commission expires: 7-16-84

Before me: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Mr. & Mrs. James E. Ames
St. Rt. 2 Box 583K
Chiloquin, OR 97624

STATE OF OREGON,) ss.
County of

Charles J. O'Connor and Migiwa Booker
2580 Tehquitz McCallum
Palm Springs, CA 92262

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number of said county. Record of Deeds of said county. Witness my hand and seal of County affixed.

After recording return to: MTC
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE
NAME, ADDRESS, ZIP

By Recording Officer Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.
2. Reservations as contained in Land Status Report recorded November 25, 1958, in Volume 306, page 712, Deed Records of Klamath County, Oregon, to wit:
"The above described property is subject to any other easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States with the rights of the United States to maintain, operate, or improve the same so long as needed or used for or by the United States."
3. Any existing easements visible on the ground for roads, pipelines, or utilities, to which the property might be subject under provisions of Land Status Report recorded November 24, 1958, in Volume 306 at page 596; recorded March 9, 1959, in Volume 310 at page 369; recorded May 13, 1959, in Volume 312, page 378; recorded March 9, 1959, in Volume 310 at page 371, all Deed Records of Klamath County, Oregon.
4. Reservations, restrictions, and easements as contained in plat dedication, to wit:
"1. Building setback lines of 75 feet from the centerline of the street on which the lot fronts and 50 feet from the centerline of the street on which the lot sides. 2. Public utilities easements 16 feet in width centered on all side and back lot lines. 3. One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and then later released by resolution of the County Commissioners when the adjoining property is properly developed. 4. All sanitary facilities subject to the approval of the Oregon Department of Environmental Quality. 5. A sanitary setback line of 100 feet from the flood plain of the Sprague River as shown on the annexed map. 6. All existing easements and reservations of record."
5. No vehicular access is allowed from Lot 10 to the Sprague River Highway, as shown on the dedicated plat.
6. Covenants and restrictions, including the terms and provisions thereof, as disclosed by instrument recorded March 15, 1977, in Volume M77, page 4361, Microfilm Records of Klamath County, Oregon.
7. 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: October 16, 1979

Recorded: November 14, 1979

Volume: M79, page 26855, Microfilm Records of Klamath County, Oregon

Amount: \$5,000.00

Grantor: James E. Ames and Susanne K. Ames, husband and wife

Trustee: Klamath County Title Insurance Company

Beneficiary: Gary Hook and John O'Hearn

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

10:58

this 26 day of July A.D. 19 82 at o'clock A/M andduly recorded in Vol. M 82, of Deeds on Page 9492

Fee \$8.00

EVELYN BIEHN County Clerk

By Jay McPhee