

KNOW ALL MEN BY THESE PRESENTS, That VERNON G. STARKS and EVELYN F. STARKS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDDIE L. GRADY and LONA E. GRADY, husband and wife, 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 23, MADISON PARK, 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

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 \$ 52,000.00

the whole consideration and the property included in the transfer is as follows: The sentence 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 day of August, 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)

EVELYN F. STARKS as attorney-in-fact for

VERNON G. STARKS

EVELYN F. STARKS

STATE OF OREGON, County of \_\_\_\_\_, ss.

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_

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 \_\_\_\_\_

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: \_\_\_\_\_

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

August 11, 19 82

Personally appeared the above named

EVELYN F. STARKS for herself and as attorney-in-fact for VERNON F. STARKS

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

Notary Public for Oregon

My commission expires: 6/19/83

Vernon G. Starks and Evelyn F. Starks

P.O. Box 1673

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Eddie L. Grady

5817 Alva

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME A.S. GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_, ss.

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 \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

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. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations in the dedication of Madison Park, as follows:  
"Subject to the setback lines (30 feet) as shown herein and an easement over all lots for future sewers or utilities along the back lines of all lots."
5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: August 8, 1975

Recorded: August 8, 1975

Volume: M75, page 9280, Microfilm Records of Klamath County, Oregon

Amount: \$28,168.00

Mortgagor: Vernon G. Starks and Evelyn F. Starks, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 11 day of August A.D. 19 82 at 2:06 o'clock P.M. andduly recorded in Vol. M 82, of Deeds on a c 10322

Fee \$8.00

By

EVELYN BIEHN, County Clerk

