

MOUNTAIN TITLE COMPANY INC.

'83 APR 15 AM 8 32

MOUNTAIN TITLE COMPANY INC.

KNOW ALL MEN BY THESE PRESENTS, That ELISE Y. MAYES also known as ELISE MAYES hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FELIX FRANK DIAZ and JULIANA I. DIAZ, 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 29, GRACE 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 -

# MOUNTAIN TITLE COMPANY INC.

(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 \$ 45,500.00

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 14th day of April, 19 83; 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.

*Elise Y. Mayes*  
ELISE Y. MAYES

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss.  
April 14, 19 83.

Personally appeared the above named ELISE Y. MAYES, and acknowledged the foregoing instrument to be her voluntary act and deed.

*Kristi L. Garrison*  
Notary Public for Oregon  
My commission expires: 6/19/83

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 \_\_\_\_\_ 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: \_\_\_\_\_  
(OFFICIAL SEAL)

Mrs. Elise Y. Mayes  
1500 Archurst St. Apt #7  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Felix Frank Diaz  
Rt. 2 Box 73  
Tulelake, CA 96134  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

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

SPACE RESERVED FOR RECORDER'S USE

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

- continued from the reverse side of this deed -

SUBJECT TO:

1. Assessment, if any, due to the City of Klamath Falls for water use.
2. Taxes, including the current fiscal year have been assessed with Veterans' Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.
3. Subject to irrigation ditch as shown on dedicated plat.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
6. Building setback line as shown on dedicated plat.
7. Reservations contained in plat dedication, to wit:  
"do hereby convey unto all subsequent owners perpetual rights to the use of all irrigation and drainage ditches shown on said plat, and do hereby reserve an easement for future sewer lines and other utilities along back lines of lots."
8. Right of Way, including the terms and provisions thereof, from Marion Petersen, a single man, to the California Oregon Power Company, a California corporation, dated May 13, 1943, recorded May 18, 1943, in Volume 155, page 304, Deed Records of Klamath County, Oregon. (Blanket easement)
9. 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: August 25, 1968  
Recorded: July 23, 1968  
Volume: M68, page 6682, Microfilm Records of Klamath County, Oregon  
Amount: \$15,200.00  
Grantor: James W. Mayes and Elise Mayes, husband and wife  
Trustee: William Ganong  
Beneficiary: First Federal Savings and Loan Association of Klamath Falls

The Grantees named on the reverse side of this deed do not agree to assume and pay the above described Trust Deed and Grantors have agreed to hold Grantee harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 15th day of April A.D. 19 83 at 8:32 o'clock A.M., and  
duly recorded in Vol. M83, of D Deeds on Page 5718.

EV LYN BIEHN, County Clerk

By Lucy Evans

Fee \$8.00