

KNOW ALL MEN BY THESE PRESENTS, That HOWARD LEE FERRELL and LORI FERRELL, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. SINNAEVE and ROSA MARIA SINNAEVE, 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 14 in Block 6, TRACT NO. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

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 \$ 61,000.00

The sentences 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 15th day of August, 1983; 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)

STATE OF OREGON, County of Klamath, August 15, 1983.

Personally appeared the above named LORI FERRELL for herself and as attorney-in-fact for HOWARD LEE FERRELL

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/87

STATE OF OREGON, County of Klamath, 1983.

Personally appeared 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)

Lori Ferrell, 3936 Shasta Way, K. Falls, OR 97601 - Howard Lee Ferrell, 4119 NE Stevens, Roseburg, OR

Mr. & Mrs. John A. Sinnaeve

5089 Sumner Ct. Klamath Falls, OR 97603

YOUR OR GRANTEE'S NAME AND ADDRESS

After recording return to: 58M to V n b a b a z e r

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 I certify that the within instrument was received for record on the day of 1983,

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.

Recording Officer

By Deputy

- continued from the reverse side of this deed -

13692

SUBJECT TO:

1. Real property taxes for the 1983-1984 fiscal year, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Setback provisions as delineated on the recorded plat. (25 feet from front lot line).
4. Utility easements as delineated on the recorded plat along rear 16 feet.
5. Restrictions and easements as contained in plat dedication, to wit:

"said plat being subject to a 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines. Easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk. No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns. Additional restrictions as provided in any recorded protective covenants."

6. Covenants, conditions, restrictions, and easements but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 17, 1973, in Volume M73, page 5995, Microfilm Records of Klamath County, Oregon.
7. 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: July 20, 1982
Recorded: July 22, 1982
Volume: M82, page 9428, Microfilm Records of Klamath County, Oregon
Amount: \$54,000.00
Mortgagor: Howard Lee Ferrell and Lori Ferrell, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (P62064)

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

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 15 day of August A.D. 19 83
at 3:16 o'clock P M, and duly
recorded in Vol. M83 of DEEDS
Page 13691

EVELYN BIEHN, County Clerk

By Andrew J. Jurs Deputy

Fee 8.00