

KNOW ALL MEN BY THESE PRESENTS, That

Ricky J. Allen and Virginia E. Allen, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ralph R. Opp and Pamela R. Opp, 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 20 of KENNICOTT COUNTRY ESTATES, 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 set forth on the reverse of this deed or 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 \$ 47,500.00

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.)

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 23rd 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 23

, 19 83

Personally appeared the above named
Ricky J. Allen and
Virginia E. Allen

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

Before me:
(OFFICIAL SEAL) Linda Stelle

Notary Public for Oregon

My commission expires: 7/13/85

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 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)

Ricky J. Allen and Virginia E. Allen

GRANTOR'S NAME AND ADDRESS

Ralph Opp and Pamela Opp

5873 Estate Drive

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.

Recording Officer

By _____ Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.

14174

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 Enterprise Irrigation District.

4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

5. A 20 foot building setback from Estate Drive as shown on dedicated plat.

6. An 8 foot drainage and irrigation easement along the rear of lot as shown on dedicated plat.

7. Restrictions as shown on plat dedication, to wit:

"Subject to a building setback along all streets and avenues as shown on the annexed plat; a five foot side line setback along all lots and an easement along the back of all lots as shown on the annexed plat for present and future public utilities; drainage and perpetual right of way for ditches to convey irrigation water as shown on the annexed plat; said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner."

8. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, dated April 14, 1960, recorded April 15, 1960 in Volume 14, page 45, Miscellaneous Records of Klamath County, Oregon.

9. Real Estate Contract, including the terms and provisions thereof,
Dated: February 1, 1983

Recorded: February 3, 1983

Volume: M83, page 1790, Microfilm Records of Klamath County, Oregon

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

Vendee: Ricky J. and Virginia E. Allen

Said contract buyers agree to assume and pay in full.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 23 day of August, D. 19 83
at 3:17 o'clock P M, and duly
recorded in Vol. M83 of DEEDS
Page 14173

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00