

KNOW ALL MEN BY THESE PRESENTS, That

Ruben Vestal Horn, Jr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Bert Teamey and Susan Teamey, Husband and Wife

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:

The Northerly 65 feet of Lots 19, 20, 21, and 22, Block 1, ST. FRANCIS PARK, 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 \$ 35,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 3/07 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)

Ruben Vestal Horn, Jr.

STATE OF OREGON,)
County of Klamath) ss.
August 31, 19 83..

Personally appeared: the above named
Ruben Vestal Horn, Jr.

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

Before me:
(OFFICIAL SEAL) Kristi L. Garrison

Notary Public for Oregon

My commission expires: 6/19/87

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:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Ruben Vestal, Horn, Jr.

136 Nevada
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Bert Teamey and Susan Teamey

2341 Gettle

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.

By .. Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Reservations and restrictions, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion or national origin, as contained in instrument recorded October 7, 1941 in Volume 141 at page 446, Deed Records of Klamath County, Oregon, wherein Geo. S. Rusco and Esther Rusco, husband and wife are grantors and Harvey Butts and Doris Butts are grantees, to wit:

"Also subject to the following restrictions:

First: The Value of dwelling houses to be constructed on said property shall be in the value of not less than \$2000.00 of approved floor plans, designs and mode of construction to be approved by grantors or assigns.

Second: The principal buildings shall be built on a building line twenty feet from property lines fronting streets and no permanent fences or other buildings shall be built nearer the street than the front line of the principal building."

6. Reservations and restrictions as contained in plat dedication, to wit:
"saving and excepting the right is hereby reserved by the dedicators, their heirs, successors and assigns the privilege to install, operate, maintain repair and remove water, sewer and gas pipes, conduits, ditches and mains and electric light and telephone poles and wires on, along, under and over the said streets, alleys and boulevards, also the right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all streets, alleys, boulevards and lots."

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: Febraury 9, 1979

Recorded: February 9, 1979

Volume: M79, page 3270, Microfilm Records of Klamath County, Oregon

Amount: \$30,400.00

Mortgagor: Reuben V. Horn

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P07103) SAID MORTGAGE BUYERS AGREE TO ASSUME AND PAY.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 2 day of Sept A.D. 1983 at 4:04 o'clock PM.,

duly recorded in Vol. M83, of Deeds on Page 15056

EVELYN BIEHN, County Clerk

By Bernetha A. Letch

Fee \$8.00