

WARRANTY DEED

DONNA M. OSBORNE

MTC-1379-K

32240

KNOW ALL MEN BY THESE PRESENTS, That RICHARD T. REEVES and DEBORAH L. REEVES, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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 5, Block 4, MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

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 \$52,500.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$52,500.00. 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 4th day of January, 1984; 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.

Donna M. Osborne
DONNA M. OSBORNE

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath

January 4, 1984

Personally appeared the above named
DONNA M. OSBORNE

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11/16/87

Donna M. Osborne

5504 Walton
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Richard T. and Deborah L. Reeves
P.O. Box 1631
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 AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____, 19 _____

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 _____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of _____

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 _____ of said county.

Witness my hand and seal of County affixed.

Recording Officer
Deputy

By

- continued from the reverse side of this deed -

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Right of Way, including the terms and provisions thereof, given by George F. Crain and Lucille Crain, husband and wife, to Pacific Power & Light Company, dated March 4, 1966, and recorded March 15, 1966, in Volume M66, page 2196, Microfilm Records of Klamath County, Oregon.
3. Reservations and restrictions as contained in plat dedication, to wit: "Subject to: (1) Easements for future public utilities as shown on the annexed plat, (2) building setback lines as shown on the annexed plat, (3) all easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
4. Reservations and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M68, page 8013, Microfilm Records of Klamath County, Oregon.
5. 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 28, 1972

Recorded: September 8, 1972

Volume: M82, page 10151, Microfilm Records of Klamath County, Oregon

Amount: \$22,800.00

Grantor: Bjorn T. Osterholme and Sandra R. Osterholme, husband and wife

Trustee: Transamerica Title Insurance Company, a California corporation

Beneficiary: Firstbank Mortgage Corporation, a Washington corporation

The beneficial interest under said Trust Deed was assigned by instrument

Dated: July 2, 1973

Recorded: July 5, 1973

Volume: M73, page 8496, Microfilm Records of Klamath County, Oregon

To: Federal National Mortgage Association

The Grantees named herein hereby agree to assume and pay the above described Trust Deed.

STATE OF OREGON,
County of Klamath)
Filed for record at request of

on this 5th day of Jan A.D. 1984
at 2:35 o'clock P M, and duly
recorded in Vol. M84 of Deeds
age 241

EVELYN BIEHN, County Clerk

By Pam Smith, Deputy

Fee 8.00