

MIT-13298-L

KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL A. PATRICK

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

CRAIG ANDRESEN and BARBARA MC COLLUM, not as tenants in common, but , 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:

Lots 15 and 16, Block 3, TRACT 1060, SUN FOREST ESTATES, 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.

- continued on the reverse side of this deed -

(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 \$ 7,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 26th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON CALIFORNIA

County of SONOMA, 19. 84

Personally appeared the above named
MICHAEL A. PATRICK

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

Before me:

(OFFICIAL SEAL) Bruce Cameron Norton

Notary Public for Oregon

My commission expires: 4/19/85

STATE OF OREGON, County of SONOMA,) ss.

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)

Mr. Michael A. Patrick
101. Saratoga Ct.
Petaluma, CA 94952
GRANTOR'S NAME AND ADDRESS

Craig Andresen and Barbara Mc Collum
P.O. Box 2539
Lake Isabella, CA 93240
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 _____) 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.

Recording Officer

By

Deputy

- continued from the reverse side of this deed -

1948

SUBJECT TO:

1. Restrictions as contained in plat dedication, to wit:
"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; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities; any planting or structures placed thereon by the lot owner to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions as provided in any recorded protective covenants."
2. Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972, in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
3. Covenants, 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, recorded September 18, 1972, in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.
4. Transmission line easement, including the terms and provisions thereof, in favor of the United States of America, recorded October 9, 1951, in Volume 250, page 282, Records of Klamath County, Oregon.
5. Easement and release, including the terms and provisions thereof, granted to the United States of America, for electric power transmission line, recorded June 30, 1972, in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 7th day of Feb. A.D. 19 84
at 2:26 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 1947

EVELYN BIEHN, County Clerk

By Ram Smith Deputy

Fee 8.00