

KNOW ALL MEN BY THESE PRESENTS, That JIMMY A. YEAGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEROME N. DAVIS and BARBARA J. DAVIS, 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, Block 3, TRACT 1016, known as GREEN ACRES, 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 shown the reverse of this deed, and those of record, 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 \$66,000.00. 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 20th day of March, 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,

County of Klamath

March 20, 1984

Personally appeared the above named
Jimmy A. Yeager

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of ss.

Personally appeared _____, 19____

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:

JIMMY A. YEAGER

GRANTOR'S NAME AND ADDRESS

JEROME N. DAVIS & BARBARA J. DAVIS

5336 Valley View

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

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 _____

SPACE RESERVED
FOR
RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By Deputy

SUBJECT TO:

1. Easements and restrictions as contained in plat dedication, to wit:
"A 20 foot building setback from all street lines; 16 foot drainage easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of a drainage ditch; 16 foot utility easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of said utilities." (Utility and drainage easements affect rear 8 feet).
2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, including the terms and provisions thereof, recorded July 24, 1970 in Volume M70, page 6174, Microfilm Records of Klamath County, Oregon.
3. Terms and conditions of the Articles of Incorporation of Green Acres Improvement District recorded July 10, 1973 in Volume M73, page 8797, Microfilm Records 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.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 21st day of March A.D., 19 84 at 11:26 o'clock A M, and duly recorded in Vol. M84, of Deeds on page 4579.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy