

**KNOW ALL MEN BY THESE PRESENTS, That** VIRGIL L. WELLS and MARY A. WELLS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FREDRICK SIPINEN and CELIA L. SIPINEN, 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 11 in Block 1 of FIRST ADDITION TO VALLEY VIEW, 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 \$ 58,000.00

However, the actual consideration consists of ~~XXXXXX~~ other property or value given or promised which is the whole consideration (indicate here) (The sentence between the symbols ~~XXXXXX~~, 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 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 26, 1984

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

Personally appeared the above named VIRGIL L. WELLS and MARY A. WELLS, husband and wife

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

and that the seal allixed 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

Virgil L. and Mary A. Wells

GRANTOR'S NAME AND ADDRESS

Fredrick & Celia L. Sipinen  
3405 Raymond St.  
Klamath Falls, OR 97603

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

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/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

- continued from the reverse side of this deed -

13840  
4841

## 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, for Enterprise Irrigation District.
  3. Irrigation and utilities easement, along easterly line of premises as shown on dedicated plat.
  4. Building setback line 20 feet from street as shown on dedicated plat.
  5. Reservations contained in plst dedication, to wit:  
"Subject to a 20 foot building setback line along the front of all lots, and a 15 foot building setback line on the street sidelines of all corner lots, public utility and irrigation easement as shown on the annexed plat."
  6. 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 April 7, 1970, in Volume M70, page 2696, Microfilm Records of Klamath County, Oregon.
  7. 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: September 2, 1976  
Recorded: September 3, 1976  
Volume: M76, page 13848, Microfilm Records of Klamath County, Oregon  
Amount: \$28,800.00  
Grantor: Virgil L. Wells, and Mary A. Wells, husband and wife  
Trustee: William Ganong, Jr.  
Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon
- 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 27th day of March A.D. 19 84  
at 11:08 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
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**EVELYN BIEHN**, County Clerk

By Ann Smith Deputy

Fee 8.00