

KNOW ALL MEN BY THESE PRESENTS, That  
husband and wife

JERRY N. FRALEY and JUDY M. FRALEY,

Vol. m84 Page 6643

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
MICHAEL S. CAREY and CHERYL CAREY, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1, Block 12, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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 \$ 59,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration indicated herein.~~ 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 30th 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 ) ss.  
County of Klamath )  
March 30, 1984

Personally appeared the above named  
JERRY N. FRALEY and JUDY M. FRALEY,  
husband and wife

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

JERRY N. FRALEY

JUDY M. FRALEY

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:

Mr. & Mrs. Jerry N. Fraley

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Michael S. Carey

5016 Southview  
K. 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, ) ss.

County of

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.

Recording Officer  
By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

- continued from the reverse side of this deed -

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations as contained in plat dedication, to wit:  
"All building restrictions of the R75 Zone of the City of Klamath Falls, as of the date of recording, easements as shown on annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
3. Covenants, conditions, restrictions, and easements, 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 M76, page 13888, Microfilm Records of Klamath County, Oregon.
4. Building setbacks as shown on dedicated plat.
5. An 8 foot utility easement over the rear of lot as shown on dedicated plat.
6. Easements for sewer line, including the terms and provisions thereof, given by NuPacific Co., a corporation, to City of Klamath Falls, Oregon, dated January 14, 1974, recorded March 20, 1974, in Volume M74, page 3582, Microfilm Records of Klamath County, Oregon.

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: May 25, 1978

Recorded: May 25, 1978

Volume: M78, page 11124, Microfilm Records of Klamath County, Oregon

Amount: \$31,900.00

Mortgagor: Jerry N. Fraley and Judy M. Fraley, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M87203)

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Mortgage.

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

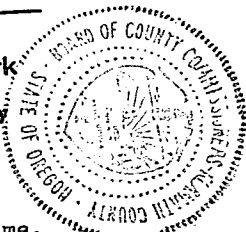
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On this 30 day of March A.D. 19 84  
at 4:32 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
page 5146

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00



This document is being re-recorded to change grantees name.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 23rd day of April A.D., 19 84 at 8:36 o'clock A M, and duly recorded in Vol M84 of Deeds on page 6643.

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy

Fee: \$8.00