

KNOW ALL MEN BY THESE PRESENTS, That JOHN C. ELLIS and ETHEL ANN ELLIS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES E. TODD and M. LUCILE TODD, 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:

Lots 11 and 12, Block 12, ST. FRANCIS PARK, Less the North one-half of the vacated alley adjacent to said Lots, 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 \$ 38,000.00

~~However, the actual consideration consists of or includes the value given or promised which is the whole consideration indicated 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 2nd day of May, 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,) ss.
In and for the County of Klamath,)
May 2, 1984.

Personally appeared the above named JOHN C. ELLIS and ETHEL ANN ELLIS, husband and wife,

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

(OFFICIAL SEAL)

Before me: Kristid L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of) ss.
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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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

John C. & Ethel Ann Ellis

GRANTOR'S NAME AND ADDRESS

Charles E. & M. Lucile Todd
4628 Thompson Avenue
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,) ss.

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

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

Deputy

By

- continued from the reverse side of this deed -

8430

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, of Enterprise Irrigation District.
3. Reservations and restrictions as contained in plat dedication, to wit:
"saving and excepting the right is hereby reserved by the dedicators, their heirs, successors, and assigns the privilege to install, operate, maintain, repair, and remove water, sewer and gas pipes, conduits, ditches and mains and electric light and telephone poles and wires on, along, under, and over the said street, alleys, and boulevards, also the right is hereby reserved to conduct water through ditches or pipes for irrigation and domestic or drainage purposes across all streets, alleys, boulevards, and lots."
4. Reservations and restrictions as contained in Deed from Geo. S. Rusco, et ux to Herman Olson and Ruth B. Olson, recorded in Volume 127, page 584, Deed Records of Klamath County, Oregon, to wit:
"First--The value of the dwelling houses to be constructed on said property shall be in the value of not less than \$2000.00 of approved floor plans, designs and mode of construction to be approved by grantors or assigns.
Second--The principle buildings shall be built on a building line twenty-five feet from property lines fronting streets and no permanent fences or other buildings shall be built nearer the street than the front line of the principle building."
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: May 23, 1979
Recorded: May 24, 1979
Volume: M79, page 11898, Microfilm Records of Klamath County, Oregon
Amount: \$30,000.00
Grantor: John C. Ellis
Trustee: Klamath County Title Company
Beneficiary: First National Bank of Oregon

The beneficial interest in said Trust Deed, was assigned, by instrument dated June 22, 1979, and recorded June 25, 1979, in Volume M79, page 14955, to Housing Division, Department of Commerce, State of Oregon.

The Grantees named herein hereby agree to assume and pay the above described Trust Deed as of the date of this deed.

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for
record on the 22nd. day of May A.D., 19 84 at 10:11 o'clock A M,
and duly recorded in Vol M84, of Deeds on page 8429.

EVELYN BIEHN, COUNTY CLERK
by: [Signature], Deputy

Fee: \$ 8.00