

KNOW ALL MEN BY THESE PRESENTS, That BRIAN E. ALLEN and SHARON M. ALLEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN CARL O'NEILL

, 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 7, Block 2, MOYINA MANOR, 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 on the reverse of this deed, and those of record and 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 \$ 65,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 95.030.)~~

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 8th day of June, 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, officer's name only)

STATE OF OREGON;

County of Klamath

June 8, 1984

Brian E. Allen

Brian E. Allen

Sharon M. Allen

Sharon M. Allen

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_ and

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: 2-28-1984

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Brian E. Allen & Sharon M. Allen

GRANTOR'S NAME AND ADDRESS

John Carl O'Neill  
1925 & 1927 Bryant Ct.  
Klamath Falls, OR 97603

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 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

SPACE RESERVED  
FOR  
RECORDER'S USE

## SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Reservations and restrictions as contained in plat dedication, to wit:  
 "Subject to: (1) Easements for future public utilities as shown on the annexed plat, (2) Building setback lines as shown on the annexed plat, (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

4. Grant of Right of Way, including the terms and provisions thereof,  
 Dated: March 4, 1966

Recorded: March 15, 1966

Volume: M66, page 2196, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power & Light Company

For: Installation of one anchor

(No location given)

5. Building setback line 15 feet along front lot line as shown on dedicated plat.

6. Public utilities easement along the Eastern 8 feet of lot as shown on dedicated plat.

7. 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 4, 1968 in Volume M68, page 8013, Microfilm Records of Klamath County, Oregon.

8. Agreement Adopting Building and Use Restrictions for Moyina Manor, including the terms and provisions thereof, dated April 15, 1971, recorded September 30, 1971 in Volume M71, page 13643, 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 )

Filed for record at request of

on this 8th day of June A.D. 19 84  
 at 2:56 o'clock P M, and duly  
 recorded in Vol. M84 of Deeds  
 age 9681

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00