

KNOW ALL MEN BY THESE PRESENTS, That W. F. DEAN and GLADYS DEAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID KAY ENRIGHT and BETTY JO ENRIGHT, 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:

A parcel of land being a portion of:

Lot 11, Block 1, VALE DEAN CANYON SUBDIVISION, TRACT 1198, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 11; thence East 435.58 feet to the Northeast corner of said Lot 11, which is on the Westerly right of way line of Aurora Drive; thence along said Westerly right of way line, South 61.84 feet along the arc of a curve to the left (radius point bears East, 180.00 feet, and central angle is 45° 00' 00") 141.37 feet to the Southeast corner of said Lot 11; thence South 84° 37' 45" West 490.16 feet to the Westerly line of said Lot 11; thence North 00° 00' 18" West 235.00 feet to the point of beginning, with bearings based on Minor Meridian No. 31184, filed in the Klamath County Engineer's Office.

(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 or 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 \$ 18,000.00. 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 1st 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)

W. F. Dean

Gladys Dean

STATE OF OREGON,

County of Klamath

June 8, 1984

Personally appeared, the above named

W. F. DEAN and GLADYS DEAN

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of) ss.

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:

W. F. DEAN and GLADYS DEAN

GRANTOR'S NAME AND ADDRESS

DAVID KAY ENRIGHT & BETTY JO ENRIGHT

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

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

SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication, to wit:
"we further certify that we hereby donate and convey upon this declaration or as hereinafter may be conveyed by separate instrument, all roads and roadways as they appear upon the plat, to the homeowners associations in accordance with the articles of incorporation recorded in Klamath County Deed Records; Deed Volume M81, page 13685, said document is hereby incorporated and made a part of this plat; that all easements as shown on the annexed plat shall be donated and conveyed by this declaration as indicated on the annexed plat."
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
4. An easement created by instrument, including the terms and provisions thereof,
Dated: December 29, 1975
Recorded: December 28, 1975
Volume: M75, page 16273, Microfilm Records of Klamath County, Oregon
By and between: W. F. Dean and Gladys Dean, husband and wife, first parties and Mildred D. Bergen, formerly Mildred D. Cunningham, second party
For: Ingress and egress
(Affects Westerly 30 feet of SE $\frac{1}{4}$ SE $\frac{1}{4}$)
5. Right of Way Easement, including the terms and provisions thereof,
Dated: March 2, 1981
Recorded: March 18, 1981
Volume: M81, page 4909, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: Electric transmission and distribution lines
6. Conditions and restrictions of the Vale Dean Canyon Subdivision, recorded May 21, 1981 in Volume M81, page 8995, Microfilm Records of Klamath County, Oregon and re-recorded June 18, 1981 in Volume M81, page 19060, Microfilm Records of Klamath County, Oregon, and recorded May 3, 1983 in Volume M83, page 6810, Microfilm Records of Klamath County, Oregon."
7. Certificate of Incorporation for Klamath Basin Improvement District, recorded August 2, 1982 in Volume M82, page 9829, 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 3:41 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 9702
EVELYN BIEHN, County Clerk
By [Signature] Deputy
Fee 8.00