

KNOW ALL MEN BY THESE PRESENTS, That
husband and wife

WILLIAM J. HALES and CATHY L. HALES,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
TERRY L. LING and THERESA M. LING, husband and wife

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 13, Block 3, TRACT NO. 1007, WINCHESTER, 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 \$45,900.00

However, the consideration paid for this transfer, stated in terms of dollars, is \$45,900.00. 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 19th day of 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)

ALASKA
STATE OF

County of 1984

Personally appeared the above named
WILLIAM J. HALES and CATHY L. HALES,
husband and wife.

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

WILLIAM J. HALES

WILLIAM J. HALES

CATHY L. HALES

CATHY L. HALES

STATE OF OREGON, County of) ss.

Personally appeared William J. Hales and Cathy L. Hales 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:

Notary Public for Oregon ALASKA

My commission expires: 12/5/87



William J. & Cathy L. Hales

GRANTOR'S NAME AND ADDRESS

Terry L. & Theresa M. Ling
4202 Myrtlewood
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 1984,

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

- continued from the reverse side of this deed -

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. Ther premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. A 25 foot building setback along front of all lot and a 20 foot building setback on all street sidelines as shown on dedicated plat.
5. Utility easements as shown on dedicated plat.
6. Reservations as contained in plat dedication, to wit:
"A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; Easements as shown on the annexed map for construction and maintenance of public utilities, irrigation, and drain ditches, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; Additional restrictions as provided in any recorded protective covenants."
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 21, 1970, in Volume M70, page 8316, Microfilm Records of Klamath County, Oregon.
8. 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: April 6, 1979
Recorded: April 17, 1979
Volume: M79, page 8365, Microfilm Records of Klamath County, Oregon
Amount: \$42,275.00
Mortgagor: William J. Hales and Cathy L. Hales, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P09682)

The Grantees named herein hereby agree to assume and pay the above described Mortgage.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 11th day of June A.D., 1984 at 1:48 o'clock P M, and duly recorded in Vol M84, of Deeds on page 9781.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: Ram Smith, Deputy