

37651

KNOW ALL MEN BY THESE PRESENTS, That DONALD F. ABBOTT and DONNA K. ABBOTT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

N. L. HANSON and CHERYL HANSON, 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:

Lot 6, Block 15, 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 \$ 49,500.00

However, the actual consideration consists of or includes other property or value given or promised, which is the subject of this consideration and is hereby acknowledged. (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 11th 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, affix corporate seal)

STATE OF OREGON,) ss.
County of Klamath)
June 11, 1984

Personally appeared the above named DONALD F. ABBOTT and DONNA K. ABBOTT, husband and wife

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

Before me: Kristi L. Redd
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Donald F. Abbott
DONALD F. ABBOTT

Donna K. Abbott
DONNA K. ABBOTT

STATE OF OREGON, County of) ss.
June 11, 1984

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:

Mr. & Mrs. Donald F. Abbott

905 E. Lake
Broken Arrow, OK 74012

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. N. L. Hanson

5017 Laurelwood
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 1984,

at o'clock M., and recorded in book on page of file/roll number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

- 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. An easement created by instrument, including the terms and provisions thereof,
Dated: June 26, 1906
Recorded: May 18, 1907
Volume: 22, page 479, Deed Records of Klamath County, Oregon
In favor of: United States of America
(No specific location of record)
3. An easement created by instrument, including the terms and provisions thereof,
Dated: May 1, 1945
Recorded: May 15, 1945
Volume: 176, page 284, Deed Records of Klamath County, Oregon
For: Right of way for pole lines
4. 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 the 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."
5. 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 in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
6. Subject to a 16 foot utility easement along North lot line as shown on dedicated plat.
7. 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 2, 1979
Recorded: May 3, 1979
Volume: M79, page 10137, Microfilm Records of Klamath County, Oregon
Amount: \$30,000.00
Grantor: Donald F. Abbott and Donna K. Abbott, husband and wife
Trustee: Transamerica Title Insurance Company
Beneficiary: First National Bank of Oregon, Portland

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

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 3:49 o'clock P. M. and duly recorded in Vol MB4, of Deeds on page 9801.

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy

Fee: \$ 8.00