


KNOW ALL MEN BY THESE PRESENTS, That DONALD L. MERRIGAN and IDA L. MERRIGAN,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN ALLEN and LAURIE WALTERS not as tenants in common but with the right of survivor, 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 13, Block 13, TRACT NO. 1003, known as THIRD ADDITION TO MOYINA, 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 \$57,200.00. 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 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 12th 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)

Donald L. Merrigan
Donald L. Merrigan

Ida L. Merrigan
Ida L. Merrigan

STATE OF OREGON, County of Klamath, ss. June 12, 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)

STATE OF OREGON,

County of Klamath, ss.

Personally appeared the above named Donald L. Merrigan and Ida L. Merrigan

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

Notary Public for Oregon

My commission expires:

DONALD L. & IDA L. MERRIGAN

GRANTOR'S NAME AND ADDRESS

JOHN ALLEN & LAURIE WALTERS
1125 Tamara
Klamath Falls, OR 97601

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.

By _____ Recording Officer

Deputy

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. An easement created by instrument, including the terms and provisions thereof, dated June 5, 1967, recorded June 5, 1967 in Volume M67, page 4178, Microfilm Records of Klamath County, Oregon, in favor of California Pacific Utilities Company, for pipe lines.
4. A 20 foot building setback from street as shown on dedicated plat.
5. Utility easements, including the terms and provisions thereof, as delineated on recorded plat. (Affects rear 16 feet of Lot)
6. Reservations as contained in plat dedication, to wit:
 "...Subject to a building setback line as shown, public utility easements as shown to provide ingress and egress to construct and maintain said utilities, and additional restrictions as shown in any recorded protective covenants."
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: August 4, 1978

Recorded: August 7, 1978

Volume: M78, page 17248, Microfilm Records of Klamath County, Oregon

Amount: \$41,600.00

Grantor: Donald L. Merrigan and Ida L. Merrigan, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

The beneficial interest under said Trust Deed was assigned by instrument,

Dated: June 29, 1981

Recorded: June 30, 1981

Volume: M81, page 11802, Microfilm Records of Klamath County, Oregon

To: Oregon Trail Savings and Loan

The Grantees as they appear on the reverse of this deed, agree to assume said Trust Deed and to pay said Trust Deed in full.

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:ss

I hereby certify that the within instrument was received and filed for record on the 13th day of June A.D., 1984 at 9:54 o'clock A. M., and duly recorded in Vol M84, of Deeds on page 9875.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, DeputyFee: \$ 8.00