

KNOW ALL MEN BY THESE PRESENTS, That GROSHONG, husband and wife

SPENCER L. GROSHONG and ROBIN L.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RODNEY E. DODGE and DONNALEA DODGE, 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 7, Block 5 of TRACT 1003, THIRD ADDITION TO MOYINA, 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 \$ 70,000.00

and that the whole consideration consists of or includes other property or value given or promised which is part of the consideration indicated which is (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 11 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)

Spencer L. Groshong
SPENCER L. GROSHONG
Robin L. Groshong
ROBIN L. GROSHONG

STATE OF OREGON,
County of Douglas ss.
June 11, 19 84

STATE OF OREGON, County of ss.
19

Personally appeared and

Personally appeared the above named SPENCER L. GROSHONG and ROBIN L. GROSHONG, husband and wife.

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

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

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)
Barbara J. Muetzel
Notary Public for Oregon
My commission expires: 4-26-88

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Spencer L. Groshong
212 Woodoak
Roseburg, OR 97470

GRANTOR'S NAME AND ADDRESS

Rodney E. and Donnalea Dodge
1541 Kimberly Drive
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 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/real number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer
Deputy

- continued from the reverse side of this deed -

10032

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. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 6, 1940, in Volume 128, page 267, in favor of California Oregon Power Company for pole and lines.
3. An easement and right of way created by instrument, including the terms and provisions thereof, 10 feet wide, "pole line as now located" granted to The California Oregon Power Company, a California corporation, dated June 1, 1956, recorded June 8, 1956, in Volume 284, page 22, Deed Records of Klamath County, Oregon.
4. Easement covering water mains running to well site described in Deed Volume 285, page 257, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in the various lot deeds.
5. Restrictions and easements contained in plat dedication, to wit:
"said plat subject to: a building setback line as shown, public utility assessment as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants."
6. A 20 foot building setback as shown on dedicated plat.
7. Public utility easement over the rear 16 feet as shown on dedicated plat.
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: November 13, 1979
Recorded: November 13, 1979
Volume: M79, page 26742, Microfilm Records of Klamath County, Oregon
Amount: \$50,000.00
Mortgagor: Spencer L. Groshong and Robin L. Groshong, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P25075)

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

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 15 day of June A.D. 19 84
at 1:49 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 10031

EVELYN BIEHN, County Clerk

By [Signature] Deputy
Fee 8.00