

KNOW ALL MEN BY THESE PRESENTS, That

RONALD L. OWINGS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE HUNNICUTT and MARILYN N. HUNNICUTT, 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 9, Block 2, TRACT NO. 1088, FERNDAL, 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 end 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 \$ 51,500.00

PROVIDED, THE ABOVE CONSIDERATION CONSISTS OF THE ENTIRE PROPERTY OF VALUE GIVEN BY GRANTOR WHICH BY THE WHOLE CONSIDERATION OF GRANTOR

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 25th 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)

RONALD L. OWINGS

STATE OF OREGON

County of Klamath

June 25, 1984

Personally appeared (to above named)

RONALD L. OWINGS

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

19

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:

Ronald L. Owings

5829 Cheyne
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Dale & Marilyn N. Hunnicutt

5580 Barklett
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 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

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. Building setback line 25 feet from street as shown on dedicated plat.
3. Utility easement as shown on dedicated plat. (Affects rear 16 feet)
4. Reservations contained in plat dedication, to wit:
 "Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street line; Easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owners to be at his own risk; Additional restrictions as provided in any recorded protective covenants."
5. 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 2, 1977
 Recorded: April 14, 1977
 Volume: M77, page 6279, Microfilm Records of Klamath County, Oregon
 Amount: \$35,000.00
 Mortgagor: David M. Miller and Sheila R. Miller, husband and wife
 Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs
6. 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: May 1, 1978
 Recorded: May 1, 1978
 Volume: M78, page 8575, Microfilm Records of Klamath County, Oregon
 Amount: \$7,500.00
 Mortgagor: David M. Miller and Sheila R. Miller, husband and wife
 Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M86983)

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

STATE OF OREGON,)
 County of Klamath)

Filed for record at request of

on this 26 day of June A.D. 19 84
 at 2:11 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
 Page 10679
EVELYN BIEHN, County Clerk
 By Pam Smith Deputy
 Fee 8.00