

KNOW ALL MEN BY THESE PRESENTS, That DONALD K. RICHEY, also known as hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANKLIN NEAL WOMACK and IRENE SHEILA WOMACK, 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 5, Block 7, SECOND ADDITION TO SUNSET VILLAGE, 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 herein. A buyer should consult with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

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 those on the reverse of this document and those apparent upon the land as of the date of this conveyance.

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 \$ 57,000.00. 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 6th day of July, 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 K. Richey

STATE OF OREGON,

County of Klamath

July 6, 1984

Personally appeared the above named Donald K. Richey

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Donald K. Richey

GRANTOR'S NAME AND ADDRESS

Franklin Neal & Irene Sheila Womach
3901 Coronado Way
Klamath Falls, Oregon 97601

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

Personally appeared

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 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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

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.

By Recording Officer Deputy

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. Assessments, if any, due to the City of Klamath Falls for water use.
 3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Lighting District.
 4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
 5. Restrictions contained in plat dedication, to wit:
 "(1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of utilities, irrigation and drainage. (2) No changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns, (3) Building setback lines as shown on the annexed plat. (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
 6. 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 April 8, 1970 in Volume M70, page 2738, Microfilm Records of Klamath County, Oregon.
 7. 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: December 19, 1974
 Recorded: December 24, 1974
 Volume: M74, page 16217, Microfilm Records of Klamath County, Oregon
 Amount: \$28,500.00
 Mortgagor: Donald K. Richey and Kathy Mallams Richey, husband and wife
 Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (M-20016-P)

The Grantee's herein agree to assume and pay the above obligation.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 6th day of July A.D. 19 84 at 1:56 o'clock P.M., and
 duly recorded in Vol. M84, of Deeds on Page 11405

By Evelyn Biehn County Clerk
Bernetha A. Heltsch

Fee: \$8.00