

KNOW ALL MEN BY THESE PRESENTS, That WAYNE N. HORTON and SHIRLEY Y. HORTON; DONALD W. HORTON and MARJORIE I. HORTON; JAMES H. PATTON and MARGIE G. PATTON hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK DANIEL MILANI and KIM MICHELLE MILANI, 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 2, Block 1, CEDAR SPRINGS, 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 \$11,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 10th 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)

(See reverse of this document for additional vested signatures)

X Wayne N. Horton X Shirley Y. Horton
X Donald W. Horton X Marjorie I. Horton
X James H. Patton X Margie G. Patton

STATE OF OREGON,

County of Klamath ss.
19

STATE OF OREGON, County of ss.
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)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires:

My commission expires:

Wayne N. Horton & Shirley Y. Horton
Donald W. Horton & Marjorie I. Horton
James H. Patton & Margie G. Patton

GRANTOR'S NAME AND ADDRESS

Mark Daniel Milani & Kim Michelle Milani
830 Buena Vista
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

11-011

11642

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Grant of Right of way, including the terms and provisions thereof, in favor of The California Oregon Power Company, a California corporation recorded September 9, 1953 in Volume 263, page 17, Deed Records of Klamath County, Oregon.
3. An easement created by instrument, including the terms and provisions thereof, Recorded: June 21, 1979
Volume: M79, page 14745, Microfilm Records of Klamath County, Oregon
In favor of: James and Margie Patton, Donald and Marjorie Horton and Wayne and Shirley Horton
For: Road purposes
4. Subject to a 16 foot easement over North and West lines and an 8 foot easement along Southerly lot line for utilities and TV cable easements, as shown on dedicated plat.
5. Reservations and restrictions as contained in plat dedication, to wit:
"said plat being subject to: (1) Easements for future public utilities, drainage and television cable as shown, and existing easements as shown on the annexed plat; (2) Building setbacks as required by the SP-1 Zone of the Klamath County Zoning Ordinance adopted 11/7/72. (3) Additional restrictions as provided for in any recorded protective covenants."
6. Declaration of Conditions and Restrictions of Tract 1196, Cedar Springs recorded April 29, 1983 in Volume M83, page 6630, Microfilm Records 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."

*James H. Patton for Margie J. Patton her
Attorney in fact.
Shirley Y. Horton By Wayne Horton attorney in fact
Donald W. Horton By Wayne Horton attorney in fact
Marjorie H. Horton also known as M. Marjorie
Horton By Wayne Horton attorney in fact*

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 10th day of July, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named James H. Patton, for himself and as Attorney in fact for Margie G. Patton; and Wayne N. Horton for himself, and as Attorney in fact for Shirley Y. Horton, Donald W. Horton and M. Marjorie Horton, also known as Marjorie I. Horton known to me to be the identical individual^s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon
My Commission expires 7/13/85

11643

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 11 day of July A.D. 19 84
at 9:25 o'clock A M, and duly
recorded in Vol. M84 of Deeds
page 11641

EVELYN BIEHN, County Clerk

By Sam Am. D. Deputy

Fee 12.00