

KNOW ALL MEN BY THESE PRESENTS, That JAMES A. GOGUEN and KELLY R. GOGUEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS DEAN YOUNG and WANDA R. YOUNG, 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 20, Block 15, TRACT NO. 1964 FIRST ADDITION TO GATEWAY PLAT, 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

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 \$ 55,171.07.
~~However, the actual consideration consists of or includes other property or value, whether granted or not, which is the whole or part of the consideration.~~ (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 25th 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)

James A. Goguen
JAMES A. GOGUEN
Kelly R. Goguen
KELLY R. GOGUEN
in fact for Kelly R. Goguen
STATE OF OREGON, County of Klamath) ss.
July 26, 1984

Personally appeared Kelly R. Goguen, and

each for himself and not one for the other, did say that the former is the grantor 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.

Before me:
(OFFICIAL SEAL) Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

Before me:
(OFFICIAL SEAL) Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

James A. & Kelly R. Goguen
P.O. Box 602
Phoenix, OR 97535
GRANTOR'S NAME AND ADDRESS

Dennis Dean & Wanda R. Young
5420 Valleywood 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,) ss.
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.

By _____ Recording Officer
Deputy

00061

- 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. An easement created by instrument, including the terms and provisions thereof,
Dated: June 26, 1905
Recorded: May 18, 1907
Volume: 22, page 479, Deed Records of Klamath County, Oregon
In favor of: United States of America
(No specific location given)
3. An easement created by instrument, including the terms and provisions thereof,
Dated: May 1, 1945
Recorded: May 15, 1945
Volume: 176, page 284, Deed Records of Klamath County, Oregon
In favor of: California Oregon Power Company
For: Right of way for pole lines
(No specific location given)
4. Reservations as contained in plat dedication, to wit:
"All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
5. Covenants, conditions, restrictions, and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
6. A 16 foot utility easement along Westerly lot line as shown on dedicated plat.
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: March 2, 1979
Recorded: March 2, 1979
Volume: M79, page 4740, Microfilm Records of Klamath County, Oregon
Amount: \$49,400.00
Grantor: Larry Dean Dearing and Nellie Marie Dearing, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association
The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Trust Deed.
8. 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: February 23, 1982
Recorded: March 4, 1982
Volume: M82, page 2777, Microfilm Records of Klamath County, Oregon
Amount: \$4,411.38
Grantor: James A. Goguen and Kelly R. Goguen, husband and wife
Trustee: Transamerica Title Insurance Co.
Beneficiary: Kent M. Griffin and Carmel C. Griffin, husband and wife
The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Trust Deed.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 1st day of August A.D., 19 84 at 3:58 o'clock P M, and duly recorded in Vol M84, of Deeds on page 13069.

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy

Fee: \$8.00