

KNOW ALL MEN BY THESE PRESENTS, That

Ivan E. Fleming and Ruby P. Fleming, Husband and Wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Roger L. Finney and Lynda Finney, 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:

84 SEP 21 PM 1 16

Lot 1, Block 5, PINE GROVE PONDEROSA, 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 set forth on the reverse of this deed or 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 \$ 112,000.00
 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 21st day of September, 19 84; 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)

STATE OF OREGON, } ss.
 County of Klamath
 September 21, 19 84

Personally appeared the above named
 Ivan E. Fleming and
 Ruby P. Fleming
 and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of } ss.
 September 21, 19 84

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 be-
 half 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:

Ivan E. Fleming and Ruby P. Fleming

GRANTOR'S NAME AND ADDRESS
 Roger L. Finney and Lynda Finney
 3572 Pine Tree Drive
 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

I certify that the within instru-
 ment 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

By _____ Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

SUBJECT TO:

16370

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.

2. Restrictions and easements as contained in plat dedication, to wit:
"(1) A 25 foot building setback line along all street, (2) A 16 foot public utilities easements centered on the back of all lots in Blocks 2 and 5, and a 16 foot public utilities easement along the back lot lines of all lots in Blocks 1, 3, 4 and 6, (3) Additional restrictions as provided in any recorded protective covenants."

3. Utility easement 16 feet centered on line between lots 1 and 2 as shown on dedicated plat.

4. Easement and right of way, including the terms and provisions thereof, conveyed by Judson G. Goble Estate by Lloyd J. Gobel, Administrator, to the Pacific Telephone and Telegraph Company, a California corporation, recorded August 1, 1942 in Volume 149, page 144, Deed Records of Klamath County, Oregon. (Banket Easement)

5. 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 December 12, 1966 in Volume M66, page 12403, Microfilm Records of Klamath County, Oregon.

6. Subject to a 25 foot building setback from Mickey Lane and Pine Tree Drive 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: September 22, 1978

Recorded: September 27, 1978

Volume: M78, page 21425, Microfilm Records of Klamath County, Oregon

Amount: \$48,000.00

Grantor: Edward Roy Smith and Bonnie L. Smith, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings & Loan Association

8. 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.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 21 day of Sept. A.D. 19 84

at 1:16 o'clock P M, and duly

recorded in Vol. M84 of Deeds

Page 16369

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00