

KNOW ALL MEN BY THESE PRESENTS, That RICHARD A. GAY and CAROL A. GAY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL J. SINGLER and CARLA R. SINGLER, 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 12 of POOLE HOME SITES, a re-subdivision of the South 270 feet of Tracts 22, 23, and 24 and all of Tracts 33, 34, 35, and 36 of HOMELAND TRACTS NO. 2, 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

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 \$ 41,100.00

HOWEVER, THE ABOVE 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 29th day of September, 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)

STATE OF OREGON, )  
County of Klamath ) ss.  
September 19, 1984

Personally appeared the above named RICHARD A. GAY and CAROL A. GAY, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 11/16/87

RICHARD A. GAY

CAROL A. GAY  
STATE OF OREGON, County of ) ss.  
September 19, 1984

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:

Richard A. Gay and Carol A. Gay  
Ashland, Or.  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Daniel J. Singler and Carla R. Singler  
5843 Maryland Ave.  
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.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District.
4. Reservations and restrictions as contained in plat of Homeland Tracts No. 2, to wit:  
"dedicate, donate, convey to the public for public use forever, the roads, irrigation ditches and drains shown on "HOMELAND TRACTS NO. 2" as platted hereon."
5. Reservations and restrictions as contained in plat of Poole Home Sites, to wit:  
"said plat being subject to the following restrictions: (1) Building setback lines as shown, (2) Use of the land is for residential purposes only and is limited to one residential building per lot, (3) Architectural standards shall be no less than the minimum requirements of the F.H.A. Specifications, (4) A ten-foot easement centered on the back lines of adjoining lots as shown for future public utilities, drainage, and perpetual right of way for ditches to convey irrigation water is hereby granted, said easements to provide ingress and egress for construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owner should said constructions or maintenance destroy them."
6. Subject to a 20 foot building setback from Maryland Avenue as shown on dedicated plat.
7. Subject to a 5 foot utility easement along North lot line as shown on dedicated plat.
8. Trust Deed including the terms and provisions thereof, given to secure an indebtedness with interest and such future advances as may be provided therein,  
Dated: September 13, 1978  
Recorded: September 14, 1978  
Volume: M78, page 20328, Microfilm Records of Klamath County, Oregon  
Amount: \$36,000.00  
Grantor: Richard A. Gay and Carol A. Gay  
Trustee: Transamerica Title Company  
Beneficiary: First National Bank of Oregon

Trust Deed contains an addendum:

Dated: September 13, 1978

Recorded: September 14, 1978

Volume: M78, page 20328, Microfilm Records of Klamath County, Oregon

The beneficial interest under said Trust Deed was assigned by instrument

Recorded: December 6, 1978

Volume: M78, page 27476, Microfilm Records of Klamath County, Oregon

To: Housing Division, Department of Commerce, State of Oregon

The Grantees named herein hereby agree to assume and pay the above described Trust Deed.

STATE OF OREGON,  
County of Klamath )

Filed for record at request of

on this 21 day of Sept. A.D. 19 84  
at 2:55 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 16434

**EVELYN BIEHN**, County Clerk

By [Signature] Deputy

Fee 8.00