

431411

MTC-73760-K

Vol. 1884 Page 19198

KNOW ALL MEN BY THESE PRESENTS, That
and JEAN KEYES

R. G. KEYES who took title as R. J. KEYES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
WILLIAM TERRY VAN HOOK and CHARLOTTE MADALINE VAN HOOK, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 8, Block 10, SUN FOREST ESTATES, TRACT NO. 1060, according to the official plat on
file in the office of the 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 \$ 5,500.00
The actual consideration consists of \$ 5,500.00 in cash paid by the grantee to the grantor, which is the whole
part of the consideration for the property described herein. (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.

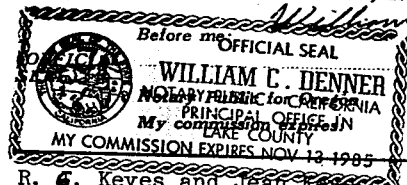
In Witness Whereof, the grantor has executed this instrument this 3rd day of November, 1984;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF CALIFORNIA
County of Klamath } ss.
November 3rd, 1984

Personally appeared the above named
R. G. KEYES and JEAN KEYES, husband
and wife

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.



R. G. Keyes and Jean Keyes
P.O. Box 1022
Clearlake Oaks, CA 95423

GRANTOR'S NAME AND ADDRESS

William Terry VanHook & Charlotte Madaline
1482 Cameo Drive
San Jose, CA 95129

GRANTEE'S NAME AND ADDRESS

After recording returns 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 Klamath } ss.
November 3, 1984

Personally appeared R. G. KEYES and
JEAN KEYES, 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

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
day of November, 1984,

at 10 o'clock M., and recorded
in book 1884 on page 19198 or as
file/reel number

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By Recording Officer
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Restrictions as contained in plat dedication, to wit:
"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any plantings or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."
2. An easement created by instrument, including the terms and provisions thereof, recorded October 9, 1951, in Volume 250, page 282, Deed Records of Klamath County, Oregon.
In favor of: United States of America
For: Transmission line
(Blanket easement)
3. Articles of Association imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972, in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
4. 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 September 19, 1972, in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 13 day of Nov. A.D. 19 84
at 2:22 o'clock P M, and day,
recorded in Vol. M84 of Deeds
Page 19198

EVELYN BIEHN, County Clerk

By *Ram Smith* Deputy

Fee 8.00 Index: \$1.00