

KNOW ALL MEN BY THESE PRESENTS, That CALLIE E. CELESTE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Audie Soyland and Linda Soyland, 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 4, Block 1, TRACT NO. 1031, SHADOW HILLS SUBDIVISION - I, 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 \$ 9,900.00. ~~However, the value of the property is \$100,000.00 and the value of the property is \$100,000.00.~~ (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 11th day of January, 1985; 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)

CALLIE E. CELESTE

STATE OF OREGON,

County of Klamath

1/11, 1985

STATE OF OREGON, County of \_\_\_\_\_, ss.

Personally appeared \_\_\_\_\_ and

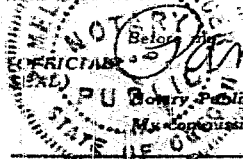
Personally appeared the above named  
CALLIE E. CELESTE

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

\_\_\_\_\_ 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)

My commission expires: 8/16/88

Notary Public for Oregon

My commission expires:

Callie E. Celeste

2026 Park

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Audie Soyland and Linda Soyland

111 Ponderosa

Klamath Falls, OR 97601

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,

County of \_\_\_\_\_, ss.

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.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer

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

- 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. Reservations and restrictions, including the terms and provisions thereof, in the dedication and on the plat of Tract No. 1031, Shadow Hills Subdivision No. 1, to wit:  
 "Said plat being subject to the following restrictions"  
  1. A 40 foot power line easement as shown on the annexed plat.
  2. Easements shown on the annexed plat are 16 feet wide, being 8 feet on each side of the lot line and except as otherwise note, are dedicated to the City of Klamath Falls for the regulations and placement of utilities.
  3. One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to the City of Klamath Falls and later released by resolution of the City Council when the adjoining property is approved for development in accordance with applicable ordinances.
  4. All sanitary facilities subject to the approval of the City of Klamath Falls.
  5. Responsibility for maintenance of all streets and roads dedicated by the owners to the public shall be vested in the owners, their successors and/or assigns until such streets and roads have been improved to the then current standards of the City of Klamath Falls and maintenance thereof has been accepted by resolution of the City Council."
3. Subject to a 16 foot utility easement along Southerly lot lines as shown on the dedicated plat.
4. Easement created by instrument, including the terms and provisions thereof, dated November 15, 1962, recorded December 21, 1962, in Volume 342, page 155, Deed Records of Klamath County, Oregon, in favor of Pacific Power & Light Company for right of way for transmission line.

STATE OF OREGON, )  
 County of Klamath )  
 Filed for record at request of

on this 14th day of January A.D. 19 85  
 at 9:50 o'clock A M, and duly  
 recorded in Vol. M85 of Deeds  
 Page 714  
**EVELYN BIEHN**, County Clerk  
 By [Signature] Deputy  
 Fee 9.00

