

KNOW ALL MEN BY THESE PRESENTS, That VERNE E. BLOOMBERG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRANCE W. ROACH, 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 2, Block 56, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated alley which inured thereto.

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 shown on the reverse of this deed and those of record and apparent upon the land, 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 \$ 24,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which): (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.930.)

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 Jan, 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)

Verne E. Bloomberg

STATE OF OREGON,

County of Klamath

1/21, 1985

STATE OF OREGON, County of) ss.

Personally appeared

and

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:

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

Notary Public for Oregon
My commission expires: 8/15/88

VERNE E. BLOOMBERG

GRANTOR'S NAME AND ADDRESS

TERRANCE W. ROACH
247 Elorado
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

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/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Covenants, conditions and restrictions as shown on the recorded plat as follows:
 "That the streets, boulevards and alleys in said addition are hereby dedicated to public use. Excepting, however the reservation from such dedication that said Hot Springs Improvement Company and its successors and assigns shall have the right forever to prevent and prohibit the driving of herds of live animals or loose stock on the certain street in said addition known and called Esplanade and to prevent heavy trucks, freight wagons and all vehicles used for hauling, transporting or conveying heavy loads from being used or driven on said street. Also save excepting and reserving out of said dedication unto said Hot Springs Improvement Company, it's successors and assigns the right to build, construct, operate street car lines on through and over all streets and alleys in said Hot Springs Second Addition to Klamath Falls for all time to come. Likewise, save excepting and reserving out of said dedication to said Hot Springs Improvement Company it's successors and assigns the right to construct sewer, water, gas telephone and electric light wires and the free and unobstructed use of the streets and alleys in said Hot Springs Second Addition for the purpose of excavating and laying sewer mains and pipes or erecting poles for such purposes. Also save, excepting and reserving unto said Hot Springs Improvement Company, it's successors and assigns the right to prevent or prohibit telephone or electric lights or other poles from being placed or strings or poles or otherwise on and along any street of said Addition when it is possible to place or string such wires on or along an alley."

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 21st day of January A.D. 19 85
 at 2:30 o'clock P M, and duly
 recorded in Vol. M85 of Deeds
 Page 1209
EVELYN BIEHN, County Clerk
 By Pat Smith Deputy
 Fee 9.00

