

45431

MTT-1442-P

KNOW ALL MEN BY THESE PRESENTS, That

KENNETH GAROLD THOMPSON and WILLIA I. THOMPSON, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JOHN K. STAMEY and CYNTHA STAMEY, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9, Block 2, FIRST ADDITION TO MOYINA, 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
shown on the reverse of this deed, and those of record and 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 \$ 85,000.00
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.)
part of the

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 25th 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)

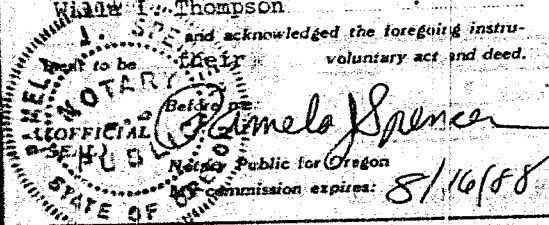
STATE OF OREGON.

County of Klamath

1/25, 1985

Personally appeared the above named
Kenneth Garold Thompson and
Willia I. Thompson

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



Kenneth Garold Thompson
Willia I. Thompson
STATE OF OREGON, County of) ss.
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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

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:

Kenneth Garold Thompson & Willia I. Thompson

GRANTOR'S NAME AND ADDRESS

John K. Stamey & Cynthia Stamey
1100 McClellan
Klamath Falls, OR 97603

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

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/roll number

SPACE RESERVED
FOR
RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By

Deputy

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Moyina Improvement District.
3. Easement and right of way granted to The California Oregon Power Company, a California corporation, by an instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Volume 128, page 267, Deed Records of Klamath County, Oregon.
4. Building setback and utility easements as shown on dedicated plat.
5. A 30 foot building setback from streets as shown on dedicated plat.
6. Reservations contained in dedication of First Addition to Moyina, as follows:
"said plat being subject to a building setback line as shown along all streets, and easement as shown along the back and side lines of lots for present and future utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with any structures or planting being placed thereon at the risk of the owner, an easement across all lots for ingress and egress for maintenance of existing utilities, said ingress and egress to be made for the benefit of Public Health and Welfare at a location where minimum damage will be done to existing structures or plantings, and said plat being also subject to restrictive covenants as filed in the Klamath County Deed Records."
7. 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 May 6, 1960 in Volume 321, page 49, Deed Records 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."

STATE OF OREGON,
County of Klamath)

Filed for record at request of

on this 28th day of January A.D. 19 85
at 2:12 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 1546

EVELYN BIEHN, County Clerk

By Sam Smith Deputy

Fee 9.00

