

KNOW ALL MEN BY THESE PRESENTS, That RICHARD L. HATCHER and RUTH E. HATCHER, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERRY L. HARPER and ALICE F. HARPER, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 16, Block 6, SUN FOREST ESTATES, TRACT 1060, 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 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 \$ 3,900.00

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.)

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 14 day of June, 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)

Richard L. Hatcher  
Richard L. Hatcher

Ruth E. Hatcher  
Ruth E. Hatcher

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
January 14, 1985

Personally appeared \_\_\_\_\_, 19\_\_\_\_

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 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:

Notary Public for Oregon California  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

My commission expires:

STATE OF OREGON California ) ss.  
County of Stanislaus  
January 14, 1985

Personally appeared the above named  
Richard L. Hatcher  
Ruth E. Hatcher

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

Notary Public for California  
My commission expires: 12-9-88

Richard L. & Ruth E. Hatcher

GRANTOR'S NAME AND ADDRESS  
Gerry L. & Alice F. Harper  
3027 Barmouth Drive  
Antioch, CA 94509

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Unless 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/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

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 planting 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 provided in any recorded protective covenants."
2. 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.
3. 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.

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.

TD 1864 CA (8-74)

(Individual)



STATE OF CALIFORNIA

COUNTY OF Stanislaus } SS.

On January 14, 1985 before me, the undersigned, a Notary Public in and for said State, personally appeared Richard L. Hatcher  
Ruth E. Hatcher

\_\_\_\_\_, knows to me to be the person S whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature

Cheryl Rene Morrison  
Cheryl Rene Morrison



(This area for official notarial seal)

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 1st day of February A.D. 19 85  
at 11:19 o'clock A M, and duly  
recorded in Vol. M85 of Deeds  
Page 1742

EVELYN BIEHN, County Clerk

By Sam Smith Deputy

Fee 9.00