

KNOW ALL MEN BY THESE PRESENTS, That JOHN R. BUCHANAN and BERNICE B. BUCHANAN
 husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DORA E. LAUSTER

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 17 in Block 11 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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, is 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 \$57,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ ~~(The sentence between the symbols Δ, if not applicable, should be deleted. See CRS 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 February, 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, official corporate seal)

John R. Buchanan
 John R. Buchanan

Bernice B. Buchanan
 Bernice B. Buchanan

STATE OF OREGON, County of Klamath) ss.
February 11, 1985

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 _____

_____ 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)

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

John R. & Bernice B. Buchanan
P.O. Box 696
Klamath Falls, OR 97601
 GRANTOR'S NAME AND ADDRESS

Dora E. Lauster
5403 Sherwood
Klamath Falls, OR 97603
 GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Use if a change in requested address shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

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. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations as contained in plat dedication, to wit:
 "All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
3. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
4. An easement created by instrument, including the terms and provisions thereof, recorded May 18, 1907 in Book 22, page 479, in favor of United States, for right of way for ditches and canals. (No exact location given).
5. Subject to building setbacks from Sherwood Drive and Southview Drive, as shown on dedicated plat.
6. Subject to an 8 foot utility easement over East lot line as shown on dedicated plat.

"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 -1th day of February A.D. 1985
 at 1:40 o'clock P M, and duly
 recorded in Vol. M85 of Deeds
 Page 2162

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 2.00