

KNOW ALL MEN BY THESE PRESENTS, That DOROTHY L. ATCHISON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL S. ORENDORFF and CAROLEC. ORENDORFF, 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 16 of LLOYDS TRACTS, 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 \$ 35,000.00. 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 93.030.)

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 5 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.

X Dorothy L. Atchison
Dorothy A. Atchison

(If executed by a corporation, affix corporate seal)

STATE OF OREGON }
County of ORANGE } ss.
FEBRUARY 5, 1985

STATE OF OREGON, County of _____) ss.
_____, 19____
Personally appeared _____ and

Personally appeared the above named Dorothy L. Atchison

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 acknowledged the foregoing instrument 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 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.

OFFICIAL SEAL
ELSIE C. RUTAN
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires: September 13, 1986

Before me:

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Dorothy L. Atchison

GRANTOR'S NAME AND ADDRESS

Michael S. & CaroleC. Orendorff
4506 Laverne
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

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, } 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

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Reservations and restrictions as contained in in plat dedication, to wit:
"dedicate, donate and convey unto the public for public use forever, all roads and streets, and do hereby convey unto all subsequent owners, perpetual rights to the use of all irrigation and drainage ditches, shown on the plat for irrigation and drainage purposes, and do hereby grant public easements for future sewers across lots where needed for public health and welfare."
5. Subject to a 25 foot setback along front lot line as shown on dedicated plat.
6. Subject to an easement for ditch purposes along rear lot line as shown on dedicated plat. (Affects Southerly 20 feet of lot)

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 5th day of March A.D. 19 85
at 3:46 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 3279

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00

