

KNOW ALL MEN BY THESE PRESENTS, That
 William J. Cunningham, Jr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Michael A. McNeil and Sharon M. McNeil, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 in Block 1 of SUNSET VILLAGE, 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
 set forth on the reverse of this deed, or those 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 \$ 44,000.00.
 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 15th day of March, 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.

STATE OF OREGON,

County of Jackson

On this the 15th day of March, 1985, personally appeared

MICHELLE HULSTEIN

who, being duly sworn (or affirmed), did say that s/he is the attorney in fact for

WILLIAM J. CUNNINGHAM, JR.

that s/he executed the foregoing instrument by authority of and in behalf of said principal; and s/he acknowl-
 edged said instrument to be the act and deed of said principal.

Before me:

Ruth Pickie
 (Signature)

(Official Seal)

My commission expires: 6/21/88

Notary Public for Oregon
 (Title of Officer)

My commission expires:

My commission expires:

William J. Cunningham, Jr.

GRANTOR'S NAME AND ADDRESS

Michael A. McNeil and Sharon M. McNeil

5556 Sylvia

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

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 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Recording Officer

By Deputy

"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."

4003

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Lighting District.
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 Enterprise Irrigation District.
4. Building setback line 20 feet from street as shown on dedicated plat.
5. Utility easement as shown on dedicated plat.
(Affects North 16 feet)
6. Reservations as contained in plat dedication, to wit:
"(1) Easements for future public utilities, irrigation and drainage ditches as shown on the annexed plat. (2) Easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage ditches. (3) No changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns. (4) Building setback lines as shown on the annexed plat. (5) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
7. 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 29, 1967 in Volume M67, page 4004 and modifications thereof, recorded January 10, 1968 in Volume M68, page 205 and Volume M68, page 210, all Microfilm Records of Klamath County, Oregon.
8. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: June 3, 1977
Recorded: June 6, 1977
Volume: M77, page 9818, Microfilm Records of Klamath County, Oregon
Amount: \$27,900.00
Grantor: Larry Allan Pool and Elizabeth Ann Pool, husband and wife
Trustee: William Ganong, Jr.
Beneficiary: First Federal Savings & Loan Association of Klamath Falls, Oregon

The Beneficial interest of First Federal Savings & Loan Association of Klamath Falls, Oregon, under said Trust Deed was assigned by instrument,

Dated: June 29, 1981

Recorded: June 29, 1981

Volume: M81, page 11802, Microfilm Records of Klamath County, Oregon

To: Oregon Trail Savings and Loan

SAID DEED OF TRUST BUYERS HEREIN AGREE TO ASSUME AND PAY IN FULL.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .. .
this 18th day of March A.D. 19 85 at 12:45 o'clock P.M., and
duly recorded in Vol. M85, of Deeds on Page 4002.

EVELYN BIEHN, County Clerk

By [Signature]

Fee: \$9.00