

47086

MTC-14705

## KNOW ALL MEN BY THESE PRESENTS, That

Bobby R. Hartley and Sandra K. Hartley, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Arthur W. DuFault and Sherry L. DuFault, 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 11, Block 2, TRACT NO. 1121, FIRST ADDITION TO KENO HILLSIDE ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath Klamath, 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 \$ 69,900.00

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 21<sup>st</sup> day of March, 19 85; 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)

Bobby R. Hartley  
Bobby R. Hartley

Sandra K. Hartley  
Sandra K. Hartley

STATE OF OREGON,

County of Klamath  
March 21, 19 85

STATE OF OREGON, County of ss.

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

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)

Notary Public for Oregon  
My commission expires:

Personally appeared the above named  
Bobby R. Hartley and  
Sandra K. Hartley

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

Before me: [Signature]  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 10-13-86

Bobby R. Hartley and Sandra K. Hartley

2211 Oregon

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Arthur W. DuFault and Sherry L. DuFault

14413 Hwy 66

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, 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.

Recording Officer

By Deputy



SUBJECT TO:

1. Grant of Right of Way, including the terms and provisions thereof, in favor of The California Oregon Power Company, for transmission and distribution of electricity, recorded in Volume 72, page 48, Records of Klamath County, Oregon.
2. Release of damages, including the terms and provisions thereof to California Oregon Power Company, a corporation, recorded March 2, 1932 in Book 97, page 83 Deed Records of Klamath County, Oregon.
3. Grant of Right of Way, including the terms and provisions thereof, in favor of Pacific Power & Light Company, a Maine Corporation, for 3 anchors and guys recorded in Volume M66, page 604, Microfilm Records of Klamath County, Oregon.
4. Reservations and restrictions as contained in plat dedication, to wit:  
 "Subject to: (1) Public utilities easements 16 feet in width centered on all side and back lot lines, (2) All sanitary facilities subject to the approval of the Oregon Department of Environmental Quality, (3) Building setback lines of 15 feet from the centerline of the street on which the lot fronts and 50 feet from the centerline of the street on which the lot sides, (4) All easements and reservations of record."
5. Declaration of Protective Covenants and Restrictions, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion or national origin, recorded in Volume M77, page 10487, Microfilm Records of Klamath County, Oregon.
6. Subject to required driveway access between lots as shown on dedicated plat.
7. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

*"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; ss.

Filed for record ..

this 22nd day of March A.D. 19 84 at 10:30 o'clock A. M., and  
 duly recorded in Vol. M85, of Deeds on Page 4259

EVELYN BIEHN, County Clerk  
 By Servetha A. Helsch

Fee \$9.00