

47527

MT-14753-P

KNOW ALL MEN BY THESE PRESENTS, That JEANNE ANDERSON, who took title as

JEANNE FRANCES KELLEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY D. HURST and DIANE M. HURST, 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 1, Block 43, HOT SPRINGS ADDITION to the City of Klamath Falls, 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 \$ 65,000.00.
 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 5th day of April, 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)

STATE OF OREGON,

County of Klamath

ss.

7/5, 19 85

Personally appeared the above named Jeanne Anderson, who took title as Jeanne Frances Kelley, and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/16/88

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____, 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:

Jeanne Anderson

GRANTOR'S NAME AND ADDRESS

GARY D. HURST & DIANE M. HURST

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

347 Pacific Terrace
Klamath Falls, OR 97601

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.

Recording Officer

By _____ Deputy

808A

4999

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations, restrictions and easements as contained in Deed from Klamath Development Co. to J. H. Tucker, recorded February 3, 1913 in Volume 38, page 453, Deed Records of Klamath County, Oregon.
3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: March 27, 1962
Recorded: March 28, 1962
Volume: 209, page 389, Deed Records of Klamath County, Oregon
Amount: \$18,000.00
Mortgagor: Deane Sacher and Inez M. Sacher, husband and wife
Mortgagee: The First National Bank of Oregon, Portland

The Grantees as they appear on the reverse of this deed do NOT agree to assume said Mortgage, and Grantor shall hold Grantees harmless therefrom.

4. 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 12, 1984
Recorded: June 18, 1984
Volume: M84, page 10096, Microfilm Records of Klamath County, Oregon
Amount: \$50,000.00
Grantor: Jeanne Frances Kelley
Trustee: Mountain Title Company, Inc.
Beneficiary: The Estate of Wilma Y. Bennett

Assignment of Trust Deed by Beneficiary, in instrument

Dated: August 3, 1984
Recorded: August 8, 1984
Volume: M84, page 13694, Microfilm Records of Klamath County, Oregon
To: Scharri Wynn Brenman as to an undivided one-third interest; Ann Drue Kiessling, as to an undivided one-third interest; and Barbara Jean Stanford, as to an undivided one-third interest

The Grantees as they appear on the reverse of this deed agree to assume said Trust Deed and to pay said Trust Deed in full.

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 April A.D. 19 85
at 2:26 o'clock P M, and duly
recorded in Vol. M85 of Deeds
page 4998

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00