

KNOW ALL MEN BY THESE PRESENTS, That DONALD F. MC DOWELL and ALBERTA R. MC DOWELL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GALEN L. MUNN and HOLLY MUNN, 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 8, Block 2 of FIRST ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and 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 \$ 62,000.00. (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 10th day of April, 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)

Donald F. McDowell
Alberta R. McDowell his wife in fact
DONALD F. MC DOWELL

Alberta R. McDowell

STATE OF OREGON,)
County of Klamath) ss.
April 10th, 19 85.

ALBERTA R. MC DOWELL
STATE OF OREGON, County of) ss.
to appear to record on 19 85.

Personally appeared _____ and _____ who, being duly sworn,

Personally appeared the above named
ALBERTA R. MC DOWELL and DONALD F. MC DOWELL

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/16/87

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:

Donald F. McDowell and Alberta R. McDowell
1037 Thomas
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Galen L. Munn and Holly Munn
1000 McClellan
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of _____) ss.

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/roll 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

- continued from the reverse side of this deed -

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Moyina Improvement District.
3. Covenants, 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 6, 1960, in Volume 321, page 49, Deed Records of Klamath County, Oregon.
4. A 30 foot building setback from streets as shown on dedicated plat.
5. An 8 foot utility easement along west side of lot as shown on plat dedication.
6. Reservations and restrictions as contained in plat dedication to wit:
"Subject to a building setback line as shown along all streets, an easement as shown along the back and side lines of lots for present and future public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with only structures or plantings being placed thereon at the risk of the owner, an easement across all lots for ingress and egress for maintenance of existing utilities, said ingress and egress to be made for the benefit of Public Health and welfare of a location where minimum damage will be done to existing structures or plantings, and said plat being also subject to restrictive covenants as filed in the Klamath County Deed Records."
7. Easement and right of way granted to The California Oregon Power Company, a California corporation, by an instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940, in Volume 128, page 267, Deed Records of Klamath County, Oregon.
8. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 11th day of April A.D. 19 85
at 11:52 o'clock A M, and duly
recorded in Vol. M85 of Deeds
Page 5259

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 9.00