

KNOW ALL MEN BY THESE PRESENTS, That

Willamette Savings and Loan Association, a Utah Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William J. Crain and Callie Celeste, not as tenants in common but with the right of survivorship, 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:

PARCEL 1:

Lot 5, Block 5, FIRST ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

the South 10 feet of Lot 8, Block 5, FIRST ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

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 \$ 85,000.00

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 15 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.

Willamette Savings and Loan Association

Rob Buerk

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ) ss. STATE OF OREGON, County of Lane ) ss.  
County of ) April 15, 19 85  
Personally appeared Rob Buerk xxx

who, being duly sworn, Personally appeared the above named REO Department Manager xxxxxx xxxxxx, Willamette Savings and Loan Association,

and acknowledged the foregoing instrument to be voluntary act and deed, 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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)  
Tracy Roshau  
NOTARY PUBLIC OREGON  
My Commission Expires 9-25-88

Willamette Savings and Loan Association

GRANTOR'S NAME AND ADDRESS  
William J. Crain and Callie Celeste  
3510 Pine Tree Drive  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS  
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

5526  
Easement, including the terms and provisions thereof, given to Lloyd J. Goble, Administrator, to the Pacific Telephone and Telegraph Company, a California corporation, dated May 12, 1942, recorded August 1, 1942 in Volume 149, page 144, Deed Records of Klamath County, Oregon.

Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.

Buildig setback 25 feet from street as shown on dedicated plat.

Utility easement along the rear lot line of all lots as shown on dedicated plat.

Reservations and restrictions contained in the dedication of First Addition to Pine Grove Ponderosa, as follows:

"(1) A 25 foot building setback line along all strets; (2) A 16 foot public utilities easement centered on the back of all lots in Blocks 2 and 5, and a 16 foot public utilities easement along the back lot lines of all lots in Block 1, 3, 4, and 6; (3) Additional restrictions as provided in any recorded protective covenant; (4) We also dedicate, donate and convey to Klamath County, the areas shown on the plat as one-foot street plugs, said areas to be designated as a public road when the County Governing body deems necessary."

Declaration of Conditions and Restrictions of First Addition to Pine Grove Ponderosa, executed by Piney Woods & Development Company, an Oregon coporation, dated December 19, 1969, recorded December 22, 1969, Document No. 37518, Volume M69, page 10609, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 16th day of April A.D. 19 85  
at 2:44 o'clock P M, and duly  
recorded in Vol. M85 of Deeds  
Page 5525

EVELYN BIEHN, County Clerk

By R. Ann Smith Deputy

Fee 9.00

