

47881

Vol. 1185 Page 5584

KNOW ALL MEN BY THESE PRESENTS, That

John B. Campbell and Judith Ann Campbell, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Fred P. Singleton and Carol A. Singleton, 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 31, PERRY'S ADDITION TO LLOYD'S TRACTS, 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.

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 \$ 45,000.00. 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 11th 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

April 9 11

19 85

Personally appeared the above named

John B. Campbell and

Judith Ann Campbell

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

Before me, Notary Public for Oregon
(OFFICIAL SEAL) My commission expires: 6-16-88

John B. Campbell and Judith Ann Campbell

GRANTOR'S NAME AND ADDRESS

Fred Singleton and Carol A. Singleton

4709 Laverne Ave.

Klamath Falls, Or 97603

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

Personally appeared

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

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/roll number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

SUBJECT TO:

5585

4822

1. City Water use charges, if any, due to the City of Klamath Falls.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

4. Covenants, conditions and restrictions as shown on the recorded plat, as follows:

"and does hereby convey unto all subsequent owners perpetual rights to the use of all irrigation and drainage ditches, shown on the plat, for irrigation and drainage purposes, and does hereby grant public easements for future sewer lines across all lots where recorded for public health and welfare."

5. Set back provisions as delineated on the recorded plat, being 25 feet from the front lot line.

6. Subject to right of way for irrigation ditch along rear property line as shown on the recorded plat.

7. An easement created by instrument, including the terms and provisions thereof,

Dated: December 1, 1949

Recorded: December 12, 1949

Volume: 235, page 559, Deed Records of Klamath County, Oregon.

In favor of: The California Oregon Power Company

For: Overhang easement on the lot line between Lots 31 and 32

"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 17th day of April A.D. 19 85

at 2:46 o'clock P M, and duly

recorded in Vol. M85 of Deeds

Page 5584

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00

