

KNOW ALL MEN BY THESE PRESENTS, That MARGARET E. GOAKEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WARD D. MONROE, JR., and PATRICIA S. GREEN, 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 15, Block 4, SECOND ADDITION TO MOYINA, 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 \$ 79,000.00. 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 22 day of May, 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)

Margaret E. Goakey
Margaret E. Goakey

STATE OF OREGON,

County of Klamath

May 22, 1985

STATE OF OREGON, County of Klamath to-wit: to transfer to Margaret E. Goakey, 1985.

Personally appeared _____ and

Personally appeared the above named

Margaret E. Goakey

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 acknowledged the foregoing instrument to be her 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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Margaret E. Goakey

GRANTOR'S NAME AND ADDRESS

Ward D. Monroe, Jr. & Patricia S. Green

6712 Amber Street

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

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,

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

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Right of way, including the terms and provisions thereof, recorded April 5, 1940 in Volume 128, page 267 and June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon.
To: The California Oregon Power Company
For: Transmission line
Affects: No location given
4. Utility easements as shown on dedicated plat. (Affects Southerly 8 feet of lot)
5. Restrictions and easements contained in plat dedication, to wit:
"A 20 foot building setback line on all fronting streets and a 15 foot building setback on all side line streets, public utilities easements as shown on annexed plat, total height of a building is limited to 18 feet above the top of the foundation."

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 22nd day of May A.D. 19 85
at 2:44 o'clock P. M. and dul,
recorded in Vol. M85 of Deeds
Page 7630

EVELYN BIEHN, County Clerk

By *[Signature]* Deputy

Fee 9.00