

KNOW ALL MEN BY THESE PRESENTS, That FRANK LEE ALCORN and ELSIE MAY ALCORN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LORRAINE M. COLE, 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 14, Block 1, TRACT 1060, SUN-FOREST ESTATES, 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 \$7,500.00

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 8 day of June, 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)

Frank Lee Alcorn

Elsie May Alcorn

STATE OF OREGON,

County of Multnomah

STATE OF OREGON, County of Multnomah, 1985.

Personally appeared

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

Personally appeared the above named Frank Lee Alcorn and Elsie May Alcorn

and acknowledged the foregoing instrument to be their 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)

Before me, JANICE MORRISON, Notary Public for Oregon, My commission expires 4-2-86

Before me: Notary Public for Oregon, My commission expires:

(OFFICIAL SEAL)

Frank Lee Alcorn & Elsie May Alcorn

GRANTOR'S NAME AND ADDRESS

Lorraine M. Cole
595 S. Pine
Sherwood, OR 97140

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 Multnomah

I certify that the within instrument was received for record on the day of 1985, at o'clock M., and recorded in book on page or as file/real number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SUBJECT TO:

1. Restrictions as contained in plat dedication, to wit:
"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any plantings or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission Line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."
2. Articles of Association of Sun Forest Estates Property Owners, imposed by instrument, including the terms and provisions thereof, recorded September 9, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
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 September 19, 1972 in Volume M72, page 10585, Microfilm Records 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.

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

on this 20th day of June A.D. 19 85
at 10:35 o'clock A M, and duly
recorded in Vol. M85 of Deeds
Page 9325

EVELYN BIEHN, County Clerk
By Ann Smith Deputy
Fee \$9.00

