

50534

KNOW ALL MEN BY THESE PRESENTS, That GREGORY A. BROSTERHOUS and SUSAN L. BROSTERHOUS, who acquired title as GREGORY A. BROSTERHOUSE and SUSAN L. BROSTERHOUSE, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALVIN THOMAS COE and NORMA VICTORIA COE, 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 in Block 2 of TRACT NO. 1120, SECOND ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 above granted 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 part of the consideration (indicate which) the whole

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 1st day of July, 1985

Gregory A. Brosterhaus  
Gregory A. Brosterhaus

Susan L. Brosterhaus  
Susan L. Brosterhaus

STATE OF OREGON, County of Klamath ss. July 1, 1985  
Personally appeared the above named Gregory A. Brosterhaus and Susan L. Brosterhaus

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

Before me: Randy A. Tucker  
Notary Public for Oregon  
My commission expires 10-13-86

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Gregory A. & Susan L. Brosterhaus	
GRANTOR'S NAME AND ADDRESS	
Alvin Thomas Coe & Norma Victoria Coe 2115 Kimberly Dr. Klamath Falls, OR 97601	
GRANTEE'S NAME AND ADDRESS	
After recording return to: Klamath First Federal Savings & Loan 2943 South Sixth Street Klamath Falls, Oregon 97603	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address. Same as above.	
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	

SPACE RESERVED FOR RECORDER'S USE

00001

10160

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Basin View Drainage District.
5. Subject to a 16 foot utility and television easement over Northeasterly lot line as shown on dedicated plat.
6. Subject to reservations and restrictions, including the terms and provisions thereof, as contained in plat dedication, to wit:

"Subject to: (1) Easements for future public utilities, drainage and television cable as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities, drainage and television cable; (2) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said drainage district; (3) A 25 foot building setback line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

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; ss.

Filed for record

this 1st day of July A.D. 1985 at 3:14 p'clock PM., and  
duly recorded in Vol. M85, of Deeds on Page 10079

EVELYN BIEHN, County Clerk

Fee: \$9.00

By *Ram Smith*