

54181

KNOW ALL MEN BY THESE PRESENTS, That GEORGE E. KITTREDGE and MARIE JOSE KITTREDGE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM F. MOORE and LILLIE G. MOORE, 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:

PARCEL 1: Lot 40, Block 10, SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: All that portion of Government Lots 5 & 12, Section 11, Township 36 South, Range 11 East of the Willamette Meridian described as follows: Beginning at the radius point of the cul-de-sac at the Southern end of Josephine Streets, Second Addition to Nimrod River Park; thence S17°00'15"W, 50 feet to the edge of said cul-de-sac, the true point of beginning; thence S00°35'15"W across Government Lots 5 & 12 to the Sprague River; thence westerly along the north bank of said river to the westerly line of said Section 11; thence northerly along said section line to the southerly boundary line of the Second Addition to Nimrod River Park; thence N48°55'53"E to the southwest corner of Lot 40, Block 10, of said Second Addition; thence N71°11'28"E, 207.47 feet along the southerly line of

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 stated on the reverse side of this deed and 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 \$ 10,500.00

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 17th day of July, 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

July 17, 1985

Personally appeared the above named GEORGE E. KITTREDGE and MARIE JOSE KITTREDGE, husband and wife.

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

Before me: Kristi L. Redd Notary Public for Oregon My commission expires: 11/16/87

(OFFICIAL SEAL)

George E. Kittredge GEORGE E. KITTREDGE

Marie Jose Kittredge MARIE JOSE KITTREDGE

STATE OF OREGON, County of

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

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)

George E. Kittredge & Marie Jose Kittredge NC 30 Box 1192 Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

William F. Moore & Lillie G. Moore P.O. Box 357 Bly, OR 97622

GRANTEE'S NAME AND ADDRESS

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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/reel number

Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

- continued from the reverse side of this deed -

11333

along the southerly line of said lot S75°07'28"E, 189.40 feet to the SE corner of said lot; thence southerly and easterly along the edge of the cul-de-sac to the true point of beginning.

PARCEL 3

All that portion of the West 1/2 of the West 1/2 of Governmental Lot 13, Section 11, Township 36 South, Range 11 East of the Willamette Meridian lying South of the Sprague River.

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Reservations contained in plat dedication, to wit:
"subject to the following restrictions: A 16 foot easement along and centered on the back and side lot lines of all lots for future public utilities, said easements to provide ingress and egress for construction and maintenance of said utilities; a 20 foot building set-back line along the fronts of all lots; additional restrictions as provided in any recorded protective covenant and reservations of record."
(Affects Parcel 1)
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 June 10, 1966, in Volume M66, page 6074, Microfilm Records of Klamath County, Oregon. (Affects Parcel 1)
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod River Park Road District.
(Affects Parcel 1)
5. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Sprague River. This land may be subject to inundation. Construction of any form shall be subject to the provisions of all applicable ordinances.
6. Reservations and restrictions as set forth in Deeds recorded July 7, 1958, in Volume 300, page 503; May 15, 1959, in Volume 312, page 436; July 1, 1959, in Volume 313, page 611, all in Deed Records of Klamath County, Oregon.
7. Easement as set forth in document recorded June 23, 1971, in Volume M71, page 6519, Microfilm Records of Klamath County, Oregon, for roadway and utility purposes and affects the exterior 30' of said property. This easement not to cover the river frontage. (Affects Parcel 3)
8. Reservation and restrictions as contained in document recorded June 23, 1971, in Volume M71, page 6519, Microfilm Records of Klamath County, Oregon, to wit:
"subject to: Oil, gas, and mineral exceptions of record."
9. Easement as set forth in document recorded June 23, 1971, in Volume M71, page 6519 and also set forth in document recorded August 20, 1973, in Volume M73, page 11237 all in Microfilm Records of Klamath County, Oregon, for a non-exclusive easement for road and utility purposes. (Affects a 60' strip of land along the northerly line of Parcel 2)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ July _____ A.D., 19 85 at 2:44 o'clock P M., and duly recorded in Vol. M85
of _____ Deeds on Page 11332.

FEE \$9.00

Evelyn Biehn County Clerk
By Pam Smith