

**KNOW ALL MEN BY THESE PRESENTS, That** RAYMOND HICKMAN and BEVERLY L. HICKMAN,  
 as tenants by the entirety  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD L. WORLEY and  
JONI D. WORLEY, 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 31, Block 4, SUN FOREST ESTATES, TRACT 1060, 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 \$ 6,000.00.  
 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 92.010.)

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 26th 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)

Raymond Hickman  
 Raymond Hickman

Beverly L. Hickman  
 Beverly L. Hickman

STATE OF OREGON,

County of Deschutes ss.

July 26, 1985

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ 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 be-  
 half 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:

(OFFICIAL  
 SEAL)

Before me:  
Marshall  
 Notary Public for Oregon  
 My commission expires: 6-27-87

Notary Public for Oregon  
 My commission expires:

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instru-  
 ment 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  
 Deputy

By \_\_\_\_\_

RAYMOND HICKMAN & BEVERLY L. HICKMAN

GRANTOR'S NAME AND ADDRESS

RONALD L. WORLEY & JONI D. WORLEY  
 32649 Coburg Bottom Loop Rd.  
 Eugene, OR 97401

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

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

11945

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. 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 planting 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."
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.
4. Subject to the terms and provisions of Sun Forest Estates Property Owners Association.
5. Right of Way easement, including the terms and provisions thereof,  
Dated: March 18, 1982  
Recorded: April 28, 1983  
Volume: M83, page 6467, Microfilm Records of Klamath County, Oregon  
In favor of: Midstate Electric Cooperative, Inc.  
For: Electric Line
6. Agreement for electric service, including the terms and provisions thereof  
Dated: May 23, 1983  
Recorded: June 27, 1983  
Volume: M83, page 9977, Microfilm Records of Klamath County, Oregon  
Applicant: Raymond J. Hickman

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 at request of \_\_\_\_\_ the 30th day  
of July A.D., 19 85 at 11:04 o'clock A M., and duly recorded in Vol. M85  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 11944  
By Evelyn Biehn County Clerk  
Sam Smith

FEE

\$9.00