

KNOW ALL MEN BY THESE PRESENTS, That HUGH A. BRANIFF and PATRICIA C. TROTMAN, not as tenants in common, but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD G. HALOUSEK and BETTY M. HALOUSEK, 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 26, Block 3, TRACT 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.

## 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 \$81,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 August day of 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,

8/14, 1985

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

Personally appeared \_\_\_\_\_ and

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 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named

Hugh A. Braniff & Patricia

Trotman

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/16/88

Hugh A. Braniff & Patricia C. Trotman

GRANTOR'S NAME AND ADDRESS

Richard G. Halousek & Betty M. Halousek

6737 Kimberly Ct.

Klamath Falls, OR 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.

NO CHANGE. (KFFS&L)

NAME, ADDRESS, ZIP

STATE OF OREGON,

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

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

50851

12803

## SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Regulations, including levies, liens, assessments, right of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Volume M83, page 8062, Microfilm Records of Klamath County, Oregon.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Basin View Drainage District.
4. Reservations, restrictions and easements as contained in plat dedication, to wit: "said plat 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 on the front of all lots and a 20 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."
5. Declaration of conditions and restrictions, including the terms and provisions thereof,  
Dated: February 16, 1977  
Recorded: February 16, 1977  
Volume: M77, page 2856, Microfilm Records of Klamath County, Oregon
6. Subject to an easement over North and West lot lines for utility and TV easement as shown on dedicated plat.
7. Subject to a 25 foot building setback from Kimberly Court as shown on dedicated plat.
8. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: August 10, 1978  
Recorded: August 14, 1978  
Volume: M78, page 17816, Microfilm Records of Klamath County, Oregon  
Amount: \$49,900.00  
Grantor: Hugh A. Braniff and Martha M. Braniff, husband and wife, and Roger E. Trotman and Patricia C. Trotman, husband and wife  
Trustee: William Sisemore  
Beneficiary: Klamath First Federal Savings & Loan Association

The Grantees appearing on the reverse of this deed agree to assume said Trust Deed and to pay said Trust Deed in full.

"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 14th day  
of August, A.D., 19 85 at 3:18 o'clock P M., and duly recorded in Vol. M85  
of Deeds on Page 12802  
By Evelyn Biehn County Clerk  
FEE \$9.00