

KNOW ALL MEN BY THESE PRESENTS, That

Floyd George Fraley and Sharon Lee Fraley, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Martin T. Manley and Nancy M. Manley, 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:

Lot 2 in Block 9 of Tract 1064-FIRST ADDITION TO GATEWOOD, 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 set forth on the reverse of this deed, or those 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 \$ 54,900.00.

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 26th day of August, 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)

Floyd George Fraley

Sharon Lee Fraley

STATE OF OREGON, County of _____ ss.

STATE OF OREGON, }
County of Klamath } ss.
August 26, 1985

Personally appeared the above named
Floyd George Fraley and
Sharon Lee Fraley

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

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:

Floyd George Fraley and Sharon Lee Fraley

GRANTOR'S NAME AND ADDRESS

Martin T. Manley and Nancy M. Manley

5312 Eastwood

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

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

SUBJECT TO: 0056 Taxes for the fiscal year 1985-1986, a lien, not yet due and payable. **13567**

2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Subject to an 8 foot utility easement along Westerly lot line as shown on dedicated plat.

4. Reservations as contained in plat dedication, to wit:
"All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as may be provided in any recorded protective covenants."

5. Covenants, conditions restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.

6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: March 27, 1978
Recorded: March 27, 1978
Volume: M78, page 5720, Microfilm Records of Klamath County,
Oregon

Amount: \$34,400.00
Mortgagor: Floyd George Fraley and Sharon Lee Fraley, husband and wife
Mortgagee: State of Oregon, represented and acting by the

Director of Veterans' Affairs (L-M84897)
SAID MORTGAGE BUYER AGREE TO ASSUME AND PAY. 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 August
of August A.D. 19 85 at 12:39 o'clock P M., and duly recorded in Vol. M85 day
of Deeds on Page 13506

FEE \$9.00

Evelyn Biehn,
By

County Clerk

P. M. Smith