

KNOW ALL MEN BY THESE PRESENTS, That

Thomas Monterossi and Jean E. Monterossi, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Richard T. Hannon and Jeanne M. Hannon, 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 9 in Block 39, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

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.

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 \$78,500.00. 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 93.039.)

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 28th 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)

Thomas Monterossi

Jean E. Monterossi

STATE OF OREGON,
County of Klamath
August 28, 1985

STATE OF OREGON, County of Klamath, 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 _____

Personally appeared the above named
Thomas Monterossi and
Jean E. Monterossi

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

Before me, _____
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-14-89

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Thomas Monterossi and Jean E. Monterossi

GRANTOR'S NAME AND ADDRESS

Richard T. Hannon and Jeanne M. Hannon
1946 Earle
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.

By _____

Recording Officer
Deputy

10781

REAL ESTATE

08882
13785

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.

2. City water and sewer use charges, if any, due to the City of Klamath Falls.

3. Reservations and restrictions, including the terms and provisions thereof as contained in deed recorded November 8, 1913 in Volume 41 at page 175, Deed Records of Klamath County, Oregon, wherein the Klamath Development Company is grantor and C. K. Seitz, et ux, is grantee, to wit:

"subject, however, to the following covenant, conditions and reservations, to wit: (1) Subject to all the reservations set forth in the dedication of the aforesaid Addition, and to the reservation of the street, alleys and boulevards therein; (2) Grantee hereby agrees that no dwelling house shall be erected on said premises to cost less than Two Thousand Dollars, unless plans for the same are approved by party of the first part, and further, that no building shall be erected on said property within thirty (30) feet of the line of Earle Street, and that no fence or wall shall ever be erected on said property at a greater height than four feet at any point within thirty feet of Earle Street, and that no building

except for dwelling purposed and the necessary and unusual outbuildings incident thereto, shall be erected or used on said premises, for a period of fifteen (15) years from date of this contract; (3) Said grantee agrees to pay any and all assessments or liens heretofore or hereafter levied or assessed against said real property for any municipal improvement."

4. 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: June 6, 1973

Recorded: June 11, 1973

Volume: M73, page 7205, Microfilm Records of Klamath County, Oregon

Amount: \$32,400.00

Grantor: Herbert C. Behrnt and Marcian M. Behrnt, husband and wife

Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association

SAID DEED OF TRUST BUYERS AGREE TO ASSUME AND PAY IN FULL.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 29th day
of August A.D., 19 85 at 8:52 o'clock A.M., and duly recorded in Vol. M85
of Deeds on Page 13784

Evelyn Biehn

County Clerk

By

FEE \$9.00