

KNOW ALL MEN BY THESE PRESENTS, That

MELVIN J. HOWARD and MARY R. HOWARD,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KENNETH A. REYNOLDS and KAREN A. REYNOLDS, 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 7, Block 17, TRACT 1112-EIGHTH ADDITION TO SUNSET VILLAGE, 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.

and that

(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 stated on the reverse side of this deed and 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 \$ 60,000.00

WHEREAS THE WHOLE CONSIDERATION CONSISTS OF OR INCLUDES OTHER PROPERTY OF VALUE GIVEN OR PROMISED WHICH BY THE WHOLE CONSIDERATION (WHICH MAY BE) (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 5th day of September, 1985; as 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)

Melvin J. Howard
MELVIN J. HOWARD

Mary R. Howard
MARY R. HOWARD

STATE OF OREGON, County of) ss.

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

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)

STATE OF OREGON

County of Klamath

September 5, 1985

Personally appeared the above named MELVIN J. HOWARD and MARY R. HOWARD, husband and wife,

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

(OFFICIAL SEAL)

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

Melvin J. Howard & Mary R. Howard

P.O. Box 1161

Medford, OR 97501

GRANTOR'S NAME AND ADDRESS

Kenneth A. Reynolds & Karen A. Reynolds

3933 LaMarade Way

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

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, 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

continued from the reverse side of this deed -

14234

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Village Lighting District.
6. Reservations and easements as contained in plat dedication, to wit: "Subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation, and drainage; (2) No changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns; (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."
7. 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 March 25, 1975, Volume M75, page 3318, Microfilm Records of Klamath County, Oregon.
8. Right of Way Easement, including the terms and provisions thereof, Dated: July 28, 1975
Recorded: December 1, 1975
Volume: M75, page 15098, Microfilm Records of Klamath County, Oregon
Rerecorded: January 15, 1976
Volume: M76, page 733, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: Electric transmission and distribution line
Affects: North 5 feet of said Lot 7
9. Note and 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: July 14, 1980
Recorded: July 16, 1980
Volume: M80, page 13156, Microfilm Records of Klamath County, Oregon
Amount: \$55,480.00
Mortgagor: Melvin J. Howard and Mary R. Howard, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Mortgage and further agrees to hold the Grantors herein harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 5th day
of September A.D., 19 85 at 4:31 o'clock P. M., and duly recorded in Vol. M85
of Deeds on Page 14233

FEE \$9.00

Evelyn Biehm, County Clerk
By *Pam Smith*