

**KNOW ALL MEN BY THESE PRESENTS, That** WILLIAM A. MOHLER and ARNITA K. MOHLER,  
husband and wife

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

DOROTHY BONITA MARSROW and ROLAND H. SLACK, not as tenants in common, but with the rights of survivorship  
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:

A tract of land situated in the NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:  
Beginning at the Northeast corner of Grace Park as shown on the duly recorded plat thereof; thence South 23°18'30" West along the Easterly line of Oxbow Street a distance of 284.48 feet; thence on arc of a 16° curve to the right (central angle is 7°17') a distance of 45.52 feet to the true point of beginning of this description; thence South 59°24'30" East a distance of 123.89 feet; thence South 23°18'30" West a distance of 65.59 feet; thence South 52°59'30" West a distance of 32.02 feet; thence North 48°12'30" West a distance of 129.28 feet to the Easterly line of said Oxbow Street; thence on the arc of a 16° curve to the left (central angle is 11°12') a distance of 70.00 feet to the true point of beginning.

## MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 \$ 35,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is 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 13th day of September, 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)

W. A. Mohler  
WILLIAM A. MOHLER

Arnita K. Mohler  
ARNITA K. MOHLER

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
September 13, 1985

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
September 13, 1985

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  
WILLIAM A. MOHLER and ARNITA K. MOHLER,  
husband and wife

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

Before me:  
[Signature]  
Notary Public for Oregon  
My commission expires: 7-6-89

William A. Mohler & Arnita K. Mohler

4774 Abigona Court SE  
Salem, OR 97301

GRANTOR'S NAME AND ADDRESS

Dorothy Bonita Marsrow & Roland H. Slack

139 Michigan  
Klamath Falls, OR 97601

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 \_\_\_\_\_ 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

"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."

## SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. City water use charges, if any, due to the City of Klamath Falls.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Declaration of conditions and restrictions, including the terms and provisions thereof,  
Dated: May 26, 1966  
Recorded: May 31, 1966  
Volume: M66, page 5642, Microfilm Records of Klamath County, Oregon
6. Subject to an easement as reserved in deed recorded March 8, 1967, in Volume M67 at page 1625, Microfilm Records of Klamath County, Oregon, wherein Swan Lake Moulding Company is grantor and Melvin L. Stewart et ux is grantee, to wit: "said tract being subject to an eight foot utility easement along the Easterly side thereof."
7. 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: June 25, 1976  
Recorded: June 25, 1976  
Volume: M76, page 9671, Microfilm Records of Klamath County, Oregon  
Amount: \$27,500.00  
Mortgagor: Larry E. Williams and Linda F. Williams  
Mortgagee: State of Oregon, represented by the Director of Veterans' Affairs (M45640)

The Grantees hereby agree to assume and pay the above described Mortgage in full and further agree to hold the Grantors harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of September A.D., 19 85 at 2:06 o'clock P M., and duly recorded in Vol. M85  
of Deeds on Page 15190

FEE \$9.00

Evelyn Biehn  
By \_\_\_\_\_ County Clerk