

KNOW ALL MEN BY THESE PRESENTS, That ROBIN G. EUDAILY and SHARON A. EUDAILY, husband and wife

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

JOHN PIGEON dba THE AMERICAN DREAM

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 7 in Block 11 of the FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 \$ 52,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration and hereby acknowledged. (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 24th 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)

ROBIN G. EUDAILY

SHARON A. EUDAILY

STATE OF OREGON, County of Hood River, ss.

STATE OF OREGON, County of Hood River, ss. September 24, 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:

Notary Public for Oregon

My commission expires: 12/25/88

Robin G. Eudaily & Sharon A. Eudaily

706 Oak Street
Hood River, OR 97031

GRANTOR'S NAME AND ADDRESS

John Pigeon dba The American Dream

3831 Hope Street
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 _____ 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

55551 5554 02110V

- continued from the reverse side of this deed -

15576

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. City water use charges, if any, due to the City of Klamath Falls.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Building setback line 20 feet from street as shown on dedicated plat.
5. Subject to an 8 foot public utilities easement as shown on dedicated plat. (Affects West, North, and East lot line)
6. Reservations as contained in plat dedication, to wit:
"(1) Public utility and drain easements along the back lot lines and centered on the common lot lines as shown on the annexed map; (2) Building setback lines as shown on the annexed map; (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
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: April 10, 1979
Recorded: April 11, 1979
Volume: M79, page 7948, Microfilm Records of Klamath County, Oregon
Amount: \$42,500.00
Mortgagor: Robin G. Eudaily and Sharon A. Eudaily
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L P10122)

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Mortgage and hereby agrees 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 11:26 o'clock A M., and duly recorded in Vol. 25th day
of Deeds on Page 15575

FEE \$9.00

Evelyn Biehn
By _____ County Clerk
[Signature]

