

KNOW ALL MEN BY THESE PRESENTS, That JOHN CONDIT & KATHY CONDIT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIE J. RAY and JUDY L. RAY, husband and wife, 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:

See legal description as it appears on the reverse of this deed.

## 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 shown on the reverse of this deed and those of record and 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 \$ 4,500.00

~~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 93.036.)

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)

John Condit

Kathy Condit

STATE OF OREGON, }  
County of Klamath } ss.  
9/24, 1985

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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 \_\_\_\_\_  
John Condit & Kathy Condit

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

(OFFICIAL SEAL) Shirley J. Spencer  
Notary Public for Oregon  
My commission expires: 8/16/88

Before me:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

John & Kathy Condit

GRANTOR'S NAME AND ADDRESS

WILLIE J. RAY & JUDY L. RAY  
P. O. Box 480  
Cedar Ridge, CA 95924

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

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

S $\frac{1}{2}$  of the E $\frac{1}{2}$  of Lot 7, Block 14, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, also described as Lot 7C, Block 14, SYCAN UNIT, and the S $\frac{1}{2}$  of the W $\frac{1}{2}$  of Lot 7, Block 14, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, also described as Lot 7D, Block 14, SYCAN UNIT, and the N $\frac{1}{2}$  of the W $\frac{1}{2}$  of Lot 8, Block 14, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, also described as Lot 8A, Block 14 SYCAN UNIT, as recorded in Klamath County, Oregon.

## SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Covenants, conditions and restrictions as contained in plat dedication, to wit: "subject to a 50 foot easement indicated on the annexed plat for future public roads and utilities and to all easements and reservations of records."
3. Subject to a 25 foot road and utility easement over West lot line as shown on dedicated plat.
4. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Merritt Creek.

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 \_\_\_\_\_  
of September A.D., 19 85 at 4:03 o'clock P M., and duly recorded in Vol. 26th day  
of Deeds on Page 15667

FEE \$9.00

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

