

KNOW ALL MEN BY THESE PRESENTS, THAT SHIRLEY ANN ENGLAND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD D. NEIER and MARY E. STANLEY, 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:

Lot 15 in Block 4 of FIRST ADDITION TO TONATEE HOMES, 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 seised 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 \$ 23,942.09

whereof the whole consideration or value of the above described premises is hereby acknowledged to be the whole consideration (under 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 12th day of November, 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.

Shirley Ann England
SHIRLEY ANN ENGLAND

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON

STATE OF OREGON, County of Klamath

County of Klamath

November 12, 1985

Personally appeared

and

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 SHIRLEY ANN ENGLAND and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires: 11/16/87

Shirley Ann England

STATE OF OREGON,

2938 Laverne
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Richard D. Neier & Mary E. Stanley

1427 Tamara
Klamath Falls, OR

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

County of Klamath

I certify that the within instrument was received for record on the 12th day of November, 1985,

at 10 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

- continued from the reverse side of this deed -

18332

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, due and payable.

Amount: unavailable Account No.: 3909-11CC-3200 Key No.: 554732

Any additional taxes which are not shown as existing liens by the public records and may be levied at a later date.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Building setback line 20 feet from Gary Street as shown on dedicated plat.
5. Subject to a 10 foot utility and ditch easement along the rear of lot as shown on dedicated plat.
6. Reservations as contained in plat dedication, to wit:
"said plat being subject to a building setback as shown along all streets, a 7.5 foot side line setback along all lots, and an easement along the back of all lots as shown on the annexed plat for present and future public utilities, drainage, and perpetual right of way for ditches to convey irrigation water, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and plantings being placed thereon at the risk of the owner and this plat is approved subject to the following conditions: (1) The owners of the land in this subdivision, their heirs and assigns in whom title may be vested, shall always at their own expense properly maintain and operate such irrigation system; (2) The Klamath Irrigation District, its successors and assigns, and the United States, person, firm or corporation operating the irrigation works of the Klamath Irrigation District shall never be liable for damage caused by improper construction, operation, or care of such system, or for lack of sufficient water for irrigation liability of the operators of the Klamath Irrigation District being limited to furnishing water at established outlets of their lateral."
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 October 5, 1959, in Volume 316, page 326 and amended in instrument recorded September 29, 1961, in Volume 332, page 600, all Deed Records of Klamath County, Oregon.
8. 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: March 17, 1977
Recorded: March 18, 1977
Volume: M77, page 4579, Microfilm Records of Klamath County, Oregon
Amount: \$23,500.00
Grantor: Shirley Ann England
Trustee: William Ganong, Jr.
Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon

The Grantees herein hereby agree to assume and pay the above described Trust Deed in full and hold the Grantor harmless therefrom.

9. Deed of Trust and Assignment of Rents, including the terms and provisions thereof,

Dated: March 28, 1984

Recorded: March 29, 1984

Volume: M84, page 4959, Microfilm Records of Klamath County, Oregon

Amount: \$4,970.85

Grantor: Shirley Ann England

Trustee: Aspen Title

Beneficiary: Transamerica Financial Services

The Grantees herein do not agree to assume nor pay the above described Trust Deed and the Grantor has agreed to hold the Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 12th day
of November A.D., 19 85 at 4:01 o'clock p M., and duly recorded in Vol. M85
of Deeds on Page 18331

Evelyn Biehn
By _____

County Clerk
