

55351

KNOW ALL MEN BY THESE PRESENTS, That

PHILLIP D. PATTERSON and HELMA PATTERSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BEN HUGHES PATTERSON and RITA M. PATTERSON, 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 4 in Block 9 of THIRD 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

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 \$ 45,500.00

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 November, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

Helma Patterson as attorney-in-fact for Phillip D. Patterson
PHILLIP D. PATTERSON

Helma Patterson
HELMA PATTERSON

STATE OF OREGON, County of Klamath ss. 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 _____ 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.

Notary Public for Oregon
My commission expires: 11/16/87

(OFFICIAL SEAL)

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/roll number _____

Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

STATE OF OREGON

County of Klamath

ss. 1985

Personally appeared the above named HELMA PATTERSON as attorney-in-fact for PHILLIP D. PATTERSON and for herself and acknowledged the foregoing instrument to be _____ voluntary act and deed.

(OFFICIAL SEAL)

Before me: Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

Phillip D. Patterson & Helma Patterson
4468 S. Ebony St.
Taylorsville, UT 84107

GRANTOR'S NAME AND ADDRESS

BEN HUGHES PATTERSON & RITA M. PATTERSON
6446 Climax
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

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

51181

- continued from the reverse side of this deed -

18413

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. A 20 foot building setback from streets as shown on dedicated plat.
3. An 8 foot utility easement along the rear of lot as shown on dedicated plat.
4. Reservations as contained in plat dedication, to wit:
"subject to the following conditions: (1) A 20 foot building setback line along the front and a 15 foot building setback on the street sideline of all lots as shown on the annexed plat; (2) Public utility easement on the back of all lots as shown on the annexed plat, said easement to provide ingress and egress for the construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owner, should said construction or maintenance damage them; (3) Additional restrictions as provided in recorded protective covenants.
5. Conditions and restrictions, including the terms and provisions thereof, as contained in recorded September 28, 1949, in Volume 234, page 248, Deed Records of Klamath County, Oregon, to wit:
"Subject to any and all unpaid taxes thereon, if any, and not more than two hogs shall be kept on said premises at any one time, and subject also to any and all incumbrances permitted or suffered by the grantees on said premises at any time."
6. Right of way, including the terms and provisions thereof, given by Dean J. Hall, a single man, to The California Oregon Power Company, a California corporation, dated May 23, 1956, recorded May 28, 1956, in Volume 283, page 413, Deed Records of Klamath County, Oregon.
7. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 14th day
of _____ November _____ A.D., 19 85 at 11:06 o'clock A M., and duly recorded in Vol. _____ M85
of _____ Deeds _____ on Page 18412
By Evelyn Biehn, _____
County Clerk _____

FEE \$9.00

RECORDED
INDEXED

RECORDED TO STATE
In witness whereof, I, _____
County Clerk, have hereunto set my hand and the seal of said County at _____
this _____ day of _____ A.D. 1985.