

KNOW ALL MEN BY THESE PRESENTS, That

ROBERT W. STANINGER and RUBY J. STANINGER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRYAN S. MC LEAN and CINDY L. B. MC LEAN, 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 14, Block 1 of FOURTH ADDITION TO SUNSET VILLAGE, 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 \$ 47,000.00

~~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 93.030.)

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 10 day of November, 19 85; 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)

Robert W. Staninger  
ROBERT W. STANINGER

Ruby J. Staninger  
RUBY J. STANINGER

STATE OF OREGON, ss.  
County of Klamath  
November 9, 19 85

Personally appeared the above named ROBERT W. STANINGER and RUBY J. STANINGER

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

(OFFICIAL SEAL) Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

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

a corporation, and that the seal allixed 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: Notary Public for Oregon My commission expires:

Robert W. Staninger & Ruby J. Staninger  
Mc 30 Box 1469  
Chiloquin, OR 97624  
GRANTOR'S NAME AND ADDRESS

Bryan S. McLean & Cindy L. McLean  
3712 Grenada Way  
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, 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.

By Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

- continued from the reverse side of this deed -

## 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the levies and assessments, of the Sunset Lighting District.
4. Building setback line 25 feet from street as shown on dedicated plat.
5. Public utilities easement - rear 16 feet as shown on dedicated plat.
6. Reservations, easements, and restrictions as contained in plat dedication, to wit: "(1) Easements for future public utilities, irrigation, and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation, and drainage; (2) No changes will be made in the present irrigation and/or drainage ditches without the consent of the Enterprise Irrigation District, its successors or assigns; (3) Building setback lines as shown on the annexed plat; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
7. An easement created by instrument, including the terms and provisions thereof, Dated: April 16, 1971  
Recorded: April 22, 1971  
Volume: M71, page 3504, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power & Light Company  
For: Electric transmission and distribution line
8. 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 June 7, 1971, in Volume M71, page 5502, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 21st day  
of November A.D., 19 85 at 10:32 o'clock A M., and duly recorded in Vol. M85  
of Deeds on Page 18884.

FEE \$9.00

Evelyn Biehn, County Clerk  
By *Pam Smith*