

KNOW ALL MEN BY THESE PRESENTS, That THOMAS O. SEATER and DONNA L. SEATER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VERN EDWARD BUSH and LEONE MARIE BUSH, 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:

The Westerly one-half (1/2) of Lot 11, Block 3, TRACT NO. 1083, CEDAR TRAILS, 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 laws and regulations. Before signing, the person acquiring fee title to the property shall file the appropriate city or county plan."

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 \$ 12,000.00. 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 92.030.)

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 25th 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.

(If executed by a corporation, affix corporate seal)

Thomas O. Seater
Thomas O. Seater

Donna L. Seater
Donna L. Seater

STATE OF OREGON,

County of Klamath

11/25, 1985

STATE OF OREGON, County of _____) ss.

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

Personally appeared the above named Thomas O. Seater and Donna L. Seater and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 8/16/88

THOMAS O. SEATER & DONNA L. SEATER

GRANTOR'S NAME AND ADDRESS

VERN EDWARD BUSH & LEONE MARIE BUSH
19 Carolyn Dr
Vallejo, CA 94589

GRANTEE'S NAME AND ADDRESS

After recording return for:

GRANTEE

NAME, ADDRESS, ZIP

Should a change in requested oil tax statements shall be sent to the following address.

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 _____ of as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

Recording Officer
Deputy

18991

1. Set back provisions as delineated on the recorded plat, being 45 feet from the North lot line.
2. Utility easement as delineated on the recorded plat, being 16' along the Southerly lot line.
3. Reservations and restrictions as contained in plat dedication, to wit:
"said plat subject to: (1) public utilities easement as shown on the annexed plat; (2) building setback lines as shown on the annexed plat; (3) drain easements as shown on annexed plat (4) additional restrictions as provided in any recorded protective covenants."
4. Declaration of Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 3, 1978 in Volume M78, page 19200, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH:
Filed for record

COUNTY OF KLAMATH: ss.
 Filed for record at request of _____
 of _____ November _____ A.D., 19 85 at 10:54 o'clock _____ A. M., and duly recorded in Vol. _____ 25th day
 of _____ Deeds _____ on Page _____ 18990
 Eval _____
 FEE \$9.00

On Page _____ Recorded in _____
18990
Evelyn Biehn
By _____ County Clerk _____

Re-ording Office
D-2222