

55880

KNOW ALL MEN BY THESE PRESENTS, That ROSCOE R. REAMES and HAZEL RUTH REAMES, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WALLY T. KAWASAKI
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:

A portion of Lot 355, Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:
Beginning at the Southeast corner of the intersection of Home Avenue and Division Streets, and running thence Easterly along the southerly line of Home Avenue, 50 feet to the point of beginning; thence Southerly parallel to the East line of Division Street 90 feet; thence Easterly parallel to the South line of Home Avenue, 50 feet; thence Northerly parallel to the East line of Division Street to the South line of Home Avenue; thence Westerly along the South line of Home Avenue to the point of beginning.

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 \$ 31,000.00

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 23 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)

STATE OF OREGON,
County of Marion } ss.
November 23, 1985

Personally appeared the above named
ROScoe R. REAMES and HAZEL RUTH REAMES
and acknowledged the foregoing instrument to be their
voluntary act and deed.

Believe me:
Notary Public for Oregon
My commission expires: Aug 4, 1988

Roscoe R. Reames & Hazel Ruth Reames
560 E. Virginia St.
Salem, OR 97383

Wally T. Kawasaki & April A. Kawasaki
2310 Home St.
Klamath Falls, OR 97601

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

ROSCOE R. REAMES
HAZEL RUTH REAMES
STATE OF OREGON, County of Marion } ss.
November 23, 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 _____

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 be-
half 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:

(OFFICIAL
SEAL)

STATE OF OREGON, } ss.

County of _____
I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock M., and recorded
in book _____ on page _____ or as
file/real number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____

Recording Officer
Deputy

667219809

- continued from the reverse side of this deed -

19540

"This instrument will not allow use of the property described in this instrument in violations 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."

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. An easement dated April 12, 1926, recorded April 19, 1926, in Book 69 at page 466 in favor of California Oregon Power Co. for the purpose of distribution of water, and rights of ingress and egress to and from premises.
3. 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 _____
of November A.D. 19 85 at 11:00 o'clock A M., and duly recorded in Vol. M85 day
of Deeds on Page 19539

FEE \$9.00

Evelyn Biehn,

By

County Clerk

Ram Smith