

KNOW ALL MEN BY THESE PRESENTS, That RANDALL LYNN POLLARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRY JOYNT and SUZANNE COCHRANE, not as tenants in common, but with the right of survivorship, hereinafter called the grantees, 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 5, Block 24, KLAMATH FOREST ESTATES, 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 \$6,500.00

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 23rd 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.

X Randall Lynn Pollard  
RANDALL LYNN POLLARD

(If executed by a corporation, affix corporate seal)

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

Personally appeared the above named  
RANDALL LYNN POLLARD

and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me: Joan D. Sloan  
Notary Public for Oregon  
My commission expires: 7-30-89

Randall Lynn Pollard  
4415 Cedar Flat Road  
Williams, OR 97544  
GRANTOR'S NAME AND ADDRESS

Terry Joynt & Suzanne Cochrane  
P.O. Box 41  
Sprague River, OR 97639  
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, County of } ss.  
November 23, 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:

(OFFICIAL SEAL)

STATE OF OREGON,

County of } ss.  
I certify that the within instrument was received for record on the day of , 1985

SPACE RESERVED  
FOR  
RECORDER'S USE

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

19765

- continued from the reverse side of this deed -

SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication, to wit:  
"subject to a 16 foot easement centered on the back and side lines of  
all lots for future public utilities and to all easements and reservations  
of record."
2. Reservations and restrictions as contained in Deed of Tribal Property recorded  
in Volume 313, page 275, Records of Klamath County, Oregon, as follows:  
"subject to any existing easement for public roads and highways and for  
public utilities and for railroads and pipe lines and for any other easements  
or rights of way of record; and there is hereby reserved any and all roads,  
trails, telephone lines, etc. actually constructed by the United States  
with the same so long as needed or used for or by the United States.  
(Dept. Instr., January 13, 1969, 44 L.D. 513)."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 4th day  
of December A.D., 19 85 at 10:18 o'clock A.M., and duly recorded in Vol. \_\_\_\_\_  
of \_\_\_\_\_ Deeds on Page 19764  
By Evelyn Biehn, County Clerk  
Pam Smith

FEE \$9.00