

56385

KNOW ALL MEN BY THESE PRESENTS, That

Vol. M85 Page 20395
HENRIETTA E. CLEMENS and GERALD R. CLEMENS

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS C. ELVIN and BECKY E. ELVIN, 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 12, Block 14, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions as contained in Deed from Klamath Development Co. dated April 25, 1929 and recorded June 14, 1929 in Volume 83, page 175, Deed Records of Klamath County, Oregon, as follows: "It is understood and agreed that no dwelling house shall be erected on said premises to cost less than \$5,000.00 unless plans for the same are approved by party of the first part."
2. Reservations or exceptions.

MOUNTAIN TITLE COMPANY INC.

"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."

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 above and those of record and 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 \$ 93,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (If space insufficient, continue description on reverse side)

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 16th day of December, 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,

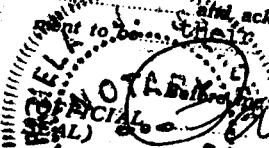
County of Klamath

12/16, 1985

Personally appeared the above named

Henrietta E. Clemens and Gerald R. Clemens

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



Notary Public for Oregon
My Commission Expires: 8/16/88

Henrietta E. Clemens & Gerald R. Clemens

GRANTOR'S NAME AND ADDRESS
DENNIS C. ELVIN & BECKY E. ELVIN

GRANTEE'S NAME AND ADDRESS
Klamath First Federal Savings
2943 South Sixth Street
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP
Same as above

NAME, ADDRESS, ZIP

Henrietta E. Clemens
Henrietta E. Clemens

Gerald R. Clemens
Gerald R. Clemens

STATE OF OREGON, County of

Personally appeared

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 Klamath

I certify that the within instrument was received for record on the 16th day of December, 1985, at 2:04 o'clock P.M., and recorded in book M85 on page 20395 or as file/reel number 56385.

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

Evelyn Biehn, County Clerk
By Pam Smith, Recording Officer
Deputy

Fee: \$5.00