

KNOW ALL MEN BY THESE PRESENTS, That **CARL M. MYERS**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MARCIA MAGHESS

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 10, Block 25, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN HILL 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 \$ 1,400.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If the contents between the symbols @, if not applicable, should be deleted. See ORS 91.030.)

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 9th day of December, 1985; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Carl M. Myers
Carl M. Myers

STATE OF OREGON.

Texas

County of Cherokee

December 9,

1985

Personally appeared the above named

Carl M. Myers

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

Before me:

Notary Public for Oregon

My commission expires: 6-89

STATE OF OREGON, County of

19

Personally appeared

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Carl M. Myers

P.O. Box 113

Summerville, TX 75780

GRANTOR'S NAME AND ADDRESS

Marcia Magness

P. O. Box 286

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

Should a change in registered address be required, all future statements shall be sent to the following address:

Grantee

NAME ADDRESS ZIP

STATE OF OREGON,

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.

Recording Officer

Deputy

By

SUBJECT TO:

1. Reservations and easements as contained in plat dedication, to wit:
"hereby dedicate, donate and convey to the public, for public use forever, all streets as shown on the annexed plat, said plat being 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 as contained in Tribal Deed recorded June 11, 1959 in Volume 313, page 275, Deed Records of Klamath County, Oregon, to wit:
"subject to any existing easements for public roads and highways, 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 rights of the United States to maintain, operate or improve the same, so long as needed or used for or by the United States."

"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."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 3rd _____ day
of _____ Jan. _____ A.D. 19 _____ 86 at _____ 3:17 o'clock _____ P. M., and duly recorded in Vol. _____ MB6
of _____ Deeds _____ on Page _____ 309

Evelyn Biehn,
By _____

County Clerk

FEE \$9.00

Pat Smith