

KNOW ALL MEN BY THESE PRESENTS, That ELMER R. BILYEU and VIVIAN LORA BILYEU, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THERON A. FOOTE and JUDITH A. FOOTE, 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:

Lots 14 and 15, Block 42, 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 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 \$ 10,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable should be deleted. See OARS 93.020.)

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 10th day of January, 19 86 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)

Elmer R. Bilyeu
Vivian Lora Bilyeu

STATE OF OREGON,)
County of Klamath,) ss.
1/10 19 86

STATE OF OREGON, County of) ss.
19
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

Personally appeared the above named
Elmer R. Bilyeu & Vivian Lora Bilyeu

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

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

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:

ELMER R. & VIVIAN LORA BILYEU

GRANTOR'S NAME AND ADDRESS

THERON A. FOOTE & JUDITH A. FOOTE
P. O. Box 500
Sprague River, OR 97639

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME ADDRESS ZIP

Send a change is requested all tax statements shall be sent to the following address

NO CHANGE (DVA)

NAME ADDRESS ZIP

STATE OF OREGON,) ss.

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.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

SUBJECT TO:

1. Deed of Tribal Property, including the terms and provisions thereof, dated June 8, 1959, recorded June 11, 1959 in Volume 313, page 275, Deed Records of Klamath County, Oregon, to wit:

"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, Dept. Instr., January 13, 1916, 44 L. D. 513."

2. 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.

3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, filed June 9, 1972 in Commissioners Journal, forming the Klamath Forest Estates Sprague River Livestock District.

"No person shall allow or permit livestock of the bovine species, horses, mules, asses, sheep, goats and swine to run at large within the boundaries hereinabove described."

4. Note and Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: August 28, 1979

Recorded: August 29, 1979

Volume: M79, page 20590, Microfilm Records of Klamath County, Oregon.

Re-recorded: December 12, 1979

Volume: M79, page 28564, Microfilm Records of Klamath County, Oregon.

Amount: \$30,550.00

Mortgagor: Elmer Ralph Bilyeu and Vivian Lora Bilyeu, aka Vivian Lora Bilyeu, husband and wife

Mortgagee: State of Oregon, represented and acted by the Director of Veterans' Affairs (P19181)

The grantees appearing on the reverse of this deed agree to assume said Mortgage and to pay said mortgage in full, and further agree to hold sellers harmless therefrom.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use law 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 10th day
of January A.D. 19 86 at 4:19 o'clock P M. and duly recorded in Vol. 136
of Deeds on Page 631

Evelyn Biehn,

By

County Clerk

FEE \$9.00