

KNOW ALL MEN BY THESE PRESENTS, That GERALD L. HALVA and MODINE M. HALVA,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES J. McNEICE & CONNIE J. McNEICE, 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 10, Block 1, KELENE GARDENS, 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 \$ 40,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The words between the symbols, if not applicable, should be deleted. See ORS 91000)~~

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 14th 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.

Gerald L. Halva

Modine M. Halva

Modine M. Halva

STATE OF OREGON, County of

) m.

STATE OF OREGON,

County of Klamath

11/14 1986

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 Gerald L. Halva & Modine M. Halva

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

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed to 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

Notary Public for Oregon

My commission expires 8/16/88

Gerald L. Halva & Modine M. Halva

GRANTOR'S NAME AND ADDRESS

James J. McNeice & Connie J. McNeice
90 N. R.C.

GRANTEE'S NAME AND ADDRESS

After recording return to

GRANTEE

NAME ADDRESS ZIP

Until a change is requested all tax 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

By

Recording Officer

Deputy

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
 3. Building setback line 20 feet from street as shown on dedicated plat.
 4. Utility easement as shown on dedicated plat. (Affects rear 15 feet).
 5. Covenants, conditions and restrictions as reserved in plat dedication, to wit: "(1) Building setback line as shown on annexed plat; (2) Utility easements as shown on the annexed plat for all present and future public utilities and perpetual right of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance of said utilities with no structures being permitted thereon and any planting being placed thereon at the risk of the owner; (3) The use of the land is for residential purposes only and is limited to one residential building per lot; (4) Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority Specifications; (5) Additional restrictions as provided in the recorded protective covenants; (6) No changes will be made in the present irrigation and/or drain ditches."
 6. Covenants, 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, recorded October 14, 1959 in Volume 316, page 449, Deed Records of Klamath County, Oregon.
 7. 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: September 23, 1977
 Recorded: September 26, 1977
 Volume: M77, page 18027, Microfilm Records of Klamath County, Oregon
 Amount: \$33,200 00
 Mortgagor: Gerald L. Halva and Modine M. Halva, husband and wife
 Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M72674)

The Grantees appearing on the reverse of this deed agree to assume said Mortgage and to pay said Mortgage in full.

"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 14th day
 of January A.D. 19 86 at 3:25 o'clock P.M. and duly recorded in Vol 486
 of _____ Deeds on Page 744

FEE \$9.00

Evelyn Biehn,
 By _____

County Clerk

Ann Smith