

57272

KNOW ALL MEN BY THESE PRESENTS, That CHARLES T. KINSEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. STARKEY and VICKI E. STARKEY, 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 in Block 1, TRACT 1044, WEMBLEY PARK, 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 \$56,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (This sentence between the symbols @, if not applicable, should be deleted See ORS 99-030) part of the

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 15th day of January, 1986; 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

Charles T. Kinsey

(If executed by a corporation, affix corporate seal)

STATE OF OREGON.

County of Klamath

1/15, 1986

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

Personally appeared the above named Charles T. Kinsey

and acknowledged the foregoing instrument to be his 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 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

CHARLES T. KINSEY

GRANTOR'S NAME AND ADDRESS

RICHARD L. STARKEY & VICKI E. STARKEY
5125 Mazuma Dr
Klamath Falls, OR 97603

GRANTEE

NAME ADDRESS ZIP

Should a change in requested address be made, 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

SPACE RESERVED
FOR
RECORDER'S USE

file/reel number

Record of Deeds of said county

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

SUBJECT TO:

1. 784

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. Subject to a 25 foot building setback from Mazama Drive, as shown on dedicated plat.
4. Subject to an 8 foot easement along North lot line as shown on dedicated plat.
5. Reservations, restrictions and easement as contained in plat dedication, to wit: "said plat subject to: (1) A 25 foot building setback line along the front of all lots and a 10 foot building setback on street sideline of all corner lots; (2) easements as shown on the annexed map for construction and maintenance of public utilities, irrigation and drain ditches, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; (3) No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; (4) Additional restrictions as provided in any recorded protective covenants; (5) A one foot street plat dedicated to Klamath County at the end of Mazama Drive as shown. This plat is approved subject to the following conditions: (1) The owner of the land in this subdivision, their heirs and assigns in whom title may be vested shall always at their own expense, properly install, maintain and operate such irrigation system; (2) The Klamath Irrigation District, its successors and assigns, and the United States, person, firm or corporation operating the irrigation works of said district, shall never be liable for damage caused by improper construction, operation or care of said system, overflow or seepage or for lack of sufficient water for irrigation; (3) The liability of the operators of said District shall be to deliver water to established outlets; (4) The lands will always be subject to irrigation assessments whether or not irrigation water is furnished."
6. An easement created by instrument, including the terms and provisions thereof, dated November 18, 1947, recorded December 8, 1947 in Book 14 at page 394, Deed Records of Klamath County, in favor of Magdalene Ezell, her heirs, assigns, "reserving unto the grantor, her heirs and assigns, the easement to conduct irrigation water thru existing ditches along the North and East lines of said property, and subject to rights of way and easements of record and those apparent on the lands over S&N-S&A-SE&A.
7. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
 Dated: October 2, 1978
 Recorded: October 3, 1978
 Volume: M78, page 21967, Microfilm Records of Klamath County, Oregon
 Amount: \$44,900.00
 Grantors: Robert B. Williams and Rae D. Williams, husband and wife
 Trustee: William Sisemore
 Beneficiary: Klamath First Federal Savings & Loan Association

The Grantees appearing on the reverse of this Deed agree to assume said Trust Deed and to pay said Trust Deed in full, and further agree to hold seller harmless therefrom.

"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 33

Filed for record at request of _____ the 15th day
 of January A.D. 19 36 at 11:49 o'clock A.M. and duly recorded in Vol 185
 of Deeds on Page 783

FEB 10 1979

Evelyn Biehn,
 By _____

County Clerk

Tom Smith