

57397

Vol 1486 Page 983

KNOW ALL MEN BY THESE PRESENTS, That Maxine Wescom

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Maxine Wescom or Homer G. Garrett or the survivor 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 2, Block 2, Tract No. 1085, Country Green, in the County of Klamath, State of Oregon

See Attached Exhibit "A"

(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 as shown on attached exhibit "A"

and that grantor will warrant and forever defend the above granted 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 \$  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 17th day of March, 1986

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.

Maxine Wescom

STATE OF OREGON, County of Klamath ) ss. Jan 20, 19 86  
Personally appeared the above named Maxine Wescom.

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

Before me: Pam Smith  
Notary Public for Oregon  
My commission expires 10-8-88

NOTE—The numbers between the symbols (1), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Maxine Wescom  
4621 Alt Court  
Klamath Falls, Oregon 97503  
GRANTOR'S NAME AND ADDRESS  
Maxine Wescom or Homer G. Garrett  
4621 Alt Ct.  
Klamath Falls, Oregon 97603  
GRANTEE'S NAME AND ADDRESS  
After recording return for  
Maxine Wescom  
4621 Alt Court  
Klamath Falls, Oregon 97603  
NAME ADDRESS ZIP

Until a change is requested all our statements shall be sent to the following address:  
As Above

STATE OF OREGON.  
County of } ss.  
I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume on page or as fee/file/instrument/microfilm/reception No. Record of Mortgages of said County.  
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By NAME Deputy

NAME ADDRESS ZIP

86 JAN 20 PM 2 07

4.00

# EXHIBIT "A"

Lot 2, Block 2, Tract No. 1085, COUNTRY GREEN, in the County of Klamath, State of Oregon.

984

## SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.  
Note: Country Green to be serviced by South Suburban Sanitary District until East Suburban Sanitary District is in operation as disclosed by Agreement recorded May 14, 1974 in Book M-74 at page 5999, Microfilm Records.
2. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc., dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records. "there will be a \$51.00 connection fee for water."
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 30, 1974 Book M74 Page 9272, amended June 30, 1975 in Book M-75 at Page 7360, Amended Decree filed July 11, 1979 in Case #78-525E.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Country Green.
5. An easement dated August 13, 1974, recorded August 15, 1974 in Book M-74 at page 9954, Microfilm Records, in favor of Pacific Power & Light Co.
6. Reservations and restrictions, including the terms and provisions thereof, contained in Deed from Henley Land Company to Don E. Wescom and Maxine Wescom, husband and wife dated September 19, 1975, recorded September 26, 1975 in Book M-75 at page 11721, Microfilm Records.
7. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile home, and any interests or liens disclosed thereby.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of January \_\_\_\_\_ A.D. 19 86 at 2:07 o'clock P. M., and duly recorded in Vol. 186  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 983

FEE \$9.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_