

**KNOW ALL MEN BY THESE PRESENTS, That**

William J. Putman and E. Patricia Putman, Husband and Wife

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

Marshall Richard Bond and Darlene Joyce Bond, 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 4, Block 12, TRACT 1064, FIRST ADDITION TO GATEWOOD, 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 set forth on the reverse of this deed, or those 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 \$ 63,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted: See GRS 93-930.)

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 29th 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.

(If executed by a corporation, affix corporate seal)

William J. Putman

E. Patricia Putman

STATE OF OREGON,

County of Klamath  
January 29, 1986

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

William J. Putman and  
E. Patricia Putman

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

Notary Public for Oregon  
My commission expires: 7/14/89

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)

William J. Putman and E. Patricia Putman

GRANTOR'S NAME AND ADDRESS  
Marshall Richard Bond and Darlene Joyce Bond  
5454 Sherwood  
Klamath Falls, Oregon 97601

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

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 \_\_\_\_\_ 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

1565

SUBJECT TO:

1566

1. Reservations as contained in plat dedication, to wit:  
"All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on annexed map are dedicated to the City of Klamath Falls for regulations and placement of utilities, said easements to provided ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
2. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
3. Building setbacks as shown on dedicated plat.
4. An 8 foot utility easement over the rear of lot and South side of lot as shown on dedicated plat.
5. An easement created by instrument, including the terms and provisions thereof,  
Dated: June 26, 1905  
Recorded: May 18, 1907  
Volume: 22, page 479, Deed Records of Klamath County, Oregon  
In favor of: United States of America  
For: Right of Way for ditches and canals
6. 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: June 22, 1978  
Recorded: June 22, 1978  
Volume: M78, page 13419, Microfilm Records of Klamath County, Oregon  
Amount: \$42,500.00  
Mortgagor: John L. Gunter and Zola B. Gunter, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (M90152)  
Assumption Agreement, including the terms and provisions thereof,  
Dated: July 9, 1982  
Recorded: July 15, 1982  
Volume: M82, page 8979, Microfilm Records of Klamath County, Oregon  
Between: William J. and E. Patricia Putman and Zola B. Gunter  
And: Department of Veterans' Affairs  
SAID MORTGAGE GRANTEE ON THE REVERSE OF THIS DOCUMENT AGREES TO ASSUME AND PAY.
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: July 14, 1982  
Recorded: July 15, 1982  
Volume: M82, page 8980, Microfilm Records of Klamath County, Oregon  
Amount: \$17,747.00  
Mortgagor: William J. Putman and E. Patricia Putman, husband and wife  
Mortgagor: State of Oregon, represented and acting by the Director of Veterans' Affairs (M90152)  
SAID MORTGAGE GRANTEE ON THE REVERSE OF THIS DOCUMENT AGREES TO ASSUME AND PAY.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of January \_\_\_\_\_ A.D., 19 86 at 3:40 o'clock P M., and duly recorded in Vol. M86  
of Deeds \_\_\_\_\_ on Page 1565.

FEE \$9.00

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

*Ham Smith*