

57725

KNOW ALL MEN BY THESE PRESENTS, That BRIAN ARGETSINGER and SHARON ARGETSINGER,

as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL SPEKTOR and

MIRA SPEKTOR, husband and wife,

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 13 in Block 12 of TRACT 1003-THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

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 \$ 52,000.00.

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 ORS 93.030.)

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 25th 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)

STATE OF OREGON }
Washington } ss.
County of King
Jan. 25, 1986

Personally appeared the above named

Brian Argetsinger & Sharon
Argetsinger

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

Notary Public for Oregon Washington
My commission expires: 1/4/88

STATE OF OREGON, County of King
JAN 25, 1986
Personally appeared BRIAN Argetsinger and
SHARON Argetsinger, 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

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)

BRIAN ARGETSINGER & SHARON ARGETSINGER

GRANTOR'S NAME AND ADDRESS

MICHAEL SPEKTOR & MIRA SPEKTOR

1030 Tamera Dr.
Klamath Falls, OR 97601

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.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By Deputy

1570
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. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Volume 128, page 267, Deed Records of Klamath County, Oregon, in favor of the California Oregon Power Company, for poles and electric lines.
 3. An easement created by instrument, including the terms and provisions thereof, dated June 5, 1967, recorded June 5, 1967 in Volume M67, page 4178, Microfilm Records of Klamath County, Oregon in favor of California Pacific Power Company, for pipe lines.
 4. An easement created by instrument, including the terms and provisions thereof, dated October 19, 1976, recorded October 25, 1976 in Volume M76, page 16948, Microfilm Records of Klamath County, Oregon, in favor of Southern Oregon Broadcasting Company, an Oregon corporation, doing business as SO Cable TV.
 5. Reservations, restrictions and easements as contained in plat dedication, to wit: "said plat subject to: a building setback line as shown, public utility easements as shown to provide ingress and egress to construct and maintain said utilities, and additional restrictions as shown in any recorded protective covenants."
 6. Subject to a 20 foot building setback from Tamera Drive, as shown on dedicated plat.
 7. Subject to an 8 foot easement along Southwest lot line as shown on dedicated plat.
 8. 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: January 19, 1977
Recorded: January 21, 1977
Volume: M77, page 1190, Microfilm Records of Klamath County, Oregon
Amount: \$35,600.00
Grantor: Brian Argetsinger and Sharon Argetsinger, husband and wife
Trustee: William Ganong, Jr.
Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon
- 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 sellers harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of January _____

A.D. 19 86 at 3:40
of Deeds

o'clock P M., and duly recorded in Vol. M86
on Page 1569

FEE \$9.00

By Evelyn Biehn,
County Clerk

Wam Smith
County Clerk