

57848

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES D. NEILL, JR.

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILIP W. HARTMAN and DANETTE D. HARTMAN, 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:

The E 1/2 SW 1/4 SE 1/4 of Section 32, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH **see below

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.
**an appurtenant easement for the purpose of ingress and egress to and from the described property dated July 12, 1976, recorded August 31, 1976, in Volume M76, page 13606, Microfilm Records of Klamath County, Oregon.
- continued on the reverse side of this deed -

MOUNTAIN-TITLE COMPANY INC.

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 stated on the reverse side of this deed and those apparent upon the land, if any, as of 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 \$ 58,000.00

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 28th day of January, 1986,

Charles D. Neill, Jr.
CHARLES D. NEILL, JR.

STATE OF OREGON, Idaho
County of Idaho } ss.
January, 1986

Personally appeared the above named CHARLES D. NEILL, JR.

and acknowledged the foregoing instrument, as his voluntary act and deed.

Notary Public for Oregon
My commission expires: 12-1-86

STATE OF OREGON, Idaho
County of Idaho } ss.
January 28, 1986

Personally appeared Charles D. Neill, Jr. and 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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)



GRANTOR'S NAME AND ADDRESS
Philip W. Hartman & Danette Hartman
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of
I certify that the within instrument was received for record on the day of 1986, 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

Notary Public for Oregon

continued from the reverse side of this deed -

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SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Agreement for right of way, including the terms and provisions thereof,
Dated: May 2, 1912
Recorded: May 4, 1914
Volume: 42, page 103, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Co.
For: Poles and wire lines
4. Easement for ingress and egress recorded May 3, 1977, in Volume M77, page 8927, Microfilm Records of Klamath County, Oregon. (Being the Easterly 30' and the Northerly 30' and a 60' easement over the Northeasterly corner)
5. Easement reserved in Deed recorded in Volume M80, page 15398, Microfilm Records of Klamath County, Oregon, to wit:
"Easements for access and utilities and use thereof by other people over and through a strip 30' wide around the entire property and over and through a parcel beginning at the N.E. corner, thence Southerly along the East property line a sitance of 525 feet thence in a Northwesterly direction to a point on the North property line that is 350 feet Westerly of the N.E. corner, thence 350 feet Easterly along the North property line to the point of beginning.
6. Reservations, as disclosed in deed recorded in Volume M80, page 15398, Microfilm Records of Klamath County, Oregon, to wit:
"The purchaser agrees never to place a building, store equipment, or materials of any kind and to place all utilities and services underground. All of this on the North 300 feet of the property."
7. Note and 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: August 11, 1980
Recorded: August 12, 1980
Volume: M80, page 15113, Microfilm Records of Klamath County, Oregon
Amount: \$47,000.00
Mortgagor: Charles D. Neill, Jr.
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P44401)

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Mortgage in full.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of January A.D., 19 86 at 2:09 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 1925

FEE \$9.00

EVELYN BIEHN County Clerk
By Bernetha D. Helock