

KNOW ALL MEN BY THESE PRESENTS, That ALBERT M. PLAZA and GLADYS G. BROWN who took title as GLADYS G. PLAZA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL H. GALLAGHER and VIRGINIA A. GALLAGHER, 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 6, Block 1, BEL-AIRE GARDENS, 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.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and 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 \$42,750.00

For each of the several considerations recited, the grantor includes in this deed a warranty of value given by deed 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.

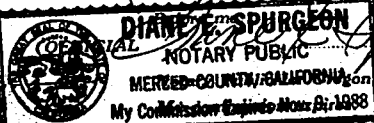
In Witness Whereof, the grantor has executed this instrument this 21st day of January, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON }
County of Merced } ss.
January, 19 86

Personally appeared the above named ALBERT M. PLAZA

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



Albert M. Plaza
ALBERT M. PLAZA

Gladys G. Brown
GLADYS G. BROWN who took title as GLADYS G. PLAZA
STATE OF OREGON, County of Clatsop
January 21, 1986
Personally appeared GLADYS G. BROWN and

who, being duly sworn, declare that the above named persons are the grantors of the premises described in the foregoing deed and that they are the persons who have executed the same.

Notary Public for Oregon
My commission expires July 24, 1989
Jama P. Bowman
11-9-88

Albert M. Plaza & Gladys G. Plaza

GRANTOR'S NAME AND ADDRESS

Michael H. Gallagher & Virginia A. Gallagher
5425 Bel Aire
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

AFTER RECORDING RETURN TO:

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, ss.

County of Clatsop

I certify that the within instrument was received for record on the 21st day of January, 1986, at Clatsop, 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.

Recording Officer
By Deputy

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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. Building setback line 20 feet from street, as shown on dedicated plat.
4. A 16 foot utility easement along North lot line as shown on dedicated plat.
5. Reservations as contained in plat dedication, to wit:
"Said plat being subject to a building setback line along all streets as shown on the annexed plat, a five foot side line setback along all side lot lines, and an easement along the back and side lines of lots as shown on the annexed plat for present and future public utilities and drainage, said easement to provide ingress and egress for construction and maintenance of utilities and drains with no permanent structures being permitted thereon and any plantings being placed thereon at the risk of the owner."
6. Conditions and restrictions as recorded July 10, 1963, in Volume 346, page 441, Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 31st day
of January A.D., 19 86 at 2:09 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 1933

FEE 9.00

EVELYN BIEHN County Clerk

By Bernetha J. Hetsch

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