

KNOW ALL MEN BY THESE PRESENTS, That GERRITT HULSTEIN and ANNETTE J. HULSTEIN, husband and wife
 Hereafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRIE L. MAGIDSON and ROBERT H. RUBOTTOM, not as tenants in common but with the right of survivorship, 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:

See legal description as it appears on the reverse of this deed.

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 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,

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 \$ 60,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.830.)

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 7th day of February, 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)

Gerritt Hulstein
 Gerritt Hulstein

Annette J. Hulstein
 Annette J. Hulstein

STATE OF OREGON, County of Klamath

Personally appeared

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.

Before me:

Notary Public for Oregon

My commission expires: Jan. 24, 1989

(OFFICIAL SEAL)

GERRITT HULSTEIN & ANNETTE J. HULSTEIN

and acknowledged the foregoing instrument as their voluntary act and deed.

Before me:

Barbara A. De La Cruz

Notary Public for Oregon, Arizona

My commission expires:

My Commission Expires Jan. 24, 1989

GERRITT HULSTEIN & ANNETTE J. HULSTEIN

GRANTOR'S NAME AND ADDRESS

TERRIE L. MAGIDSON & ROBERT H. RUBOTTOM

1007 Temere Drive
 Klamath Falls, Oregon 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 Klamath

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

at 10 o'clock M., and recorded in book 188 on page 274 or as file/rec. number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer
 Deputy

The following described real property in Klamath County, Oregon:

A parcel of land situated in the NE $\frac{1}{2}$ SW $\frac{1}{2}$ of Section 36, Township 38 South, Range 9 East of the willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of said Section 36; thence North 89°55' East a distance of 1345.2 feet; thence North 0°16' West a distance of 2187.0 feet to the Northwest corner of "FIRST ADDITION TO MOYINA" Subdivision; thence North 89°39 $\frac{1}{2}$ ' East along the North line of said subdivision a distance of 545.0 feet; thence North 0°16' West a distance of 220.0 feet; thence on an arc of 130.0 foot radius curve to the right (central angle is 66°38'48") a distance of 151.22 feet to an iron pin on the true point of beginning of this description; thence North 23°37'12" West a distance of 162.99 feet to an iron pin; thence South 89°52'17" East a distance of 164.97 feet to an iron pin; thence South 10°03'53" West a distance of 142.26 feet to an iron pin; thence on the arc of a 130.0 foot radius curve to the left (central angle is 33°41'05") a distance of 76.43 feet, more or less, to the true point of beginning of this description.

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. Reservations contained in the dedication of First Addition to Moyina as follows:
"A building setback and side lines of lots for present and future public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with any structures or plantings being placed thereon at the risk of the owners, an easement across all lots for ingress and egress for maintenance of existing utilities, said ingress and egress to be made for the benefit of public health and welfare at a location where minimum damage will be done to existing structures or plantings and said plat being subject to restrictive covenants as filed in the Klamath County Deed Records, as disclosed by instrument recorded in Volume 343, page 173, Deed Records of Klamath County, Oregon."
3. Agreement of lot restrictions to First Addition to Moyina executed by Swan Lake Moulding Co., C. E. McClellan, et al, dated May 3, 1960, and recorded May 6, 1960, in Volume 321, page 49, Deed Records of Klamath County, Oregon, as disclosed by instrument recorded in Volume 343, page 173, Deed Records of Klamath County, Oregon.
4. 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: September 9, 1975
Recorded: September 29, 1975
Volume: M75, page 11831, Microfilm Records of Klamath County, Oregon
Amount: \$35,650.00
Grantor: Margin W. Carelli and Lozetta C. Carelli, 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 _____ the _____ day
of February A.D., 19 86 at 8:38 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 2741

FEE \$9.00

Evelyn Biehn, County Clerk
By Alan Smith