

KNOW ALL MEN BY THESE PRESENTS, That LEROY T. RUBIDOUX and CAROLYN JUNE RUBIDOUX, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH A. DE BLEEKER and ALMA MAE DE BLEEKER, husband and wife, the grantee, do 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 22, Block 3, KLAMATH COUNTRY, 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 -

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

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 \$ 11,592.28

In Witness Whereof, the grantor has executed this instrument this 13th 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.

Leroy T. Rubidoux
LEROY T. RUBIDOUX

Carolyn June Rubidoux
CAROLYN JUNE RUBIDOUX

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____, who, being duly sworn, each for himself and not on for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, 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)

STATE OF OREGON
County of Klamath
January 13, 1986

LEROY T. RUBIDOUX and CAROLYN JUNE RUBIDOUX, husband and wife

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Leroy T. Rubidoux & Carolyn June Rubidoux
Box 742
Chiloquin, OR 97624

Kenneth A. DeBleeker & Alma Mae DeBleeker
Box 63 Box 5835
Chiloquin, OR 97624

AFTER RECORDING RETURN TO:
NAME AS GRANTEE

NAME ADDRESS, ZIP
SAME AS 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/serial number _____.

Record of Deeds of said county.
Witness my hand and seal of County affixed.
By _____ Recording Officer
Deputy

1586

- continued from the reverse side of this deed -

00003875

SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication, to wit: "(1) Building setback lines as shown on the annexed plat; (2) Public utilities easements 16 feet in width centered on all back and side lot lines; (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed; (4) All sanitary facilities subject to the approval of the County Sanitarian; (5) Any recorded protective covenants; (6) A 25 foot easement along the easterly bank of the Sprague River to provide public access; (7) Public parking and a 10 foot public walkway to provide public access to the Sprague River are provided in Block 1, as shown on Sheet 5."
2. Subject to sanitary setback lines as shown on dedicated plat.
3. 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: August 1, 1985
Recorded: December 24, 1985
Volume: M86, page 20855, Microfilm Records of Klamath County, Oregon
Amount: \$1,118.10
Grantors: Leroy T. Rubidoux and Carolyn June Rubidoux
Trustee: Arpen Title & Escrow Company
Beneficiary: FN Realty Services, Inc., a California Corporation as Trustee under Trust No. 7461

The Grantees named on the reverse side do not agree to assume nor pay the above described Trust Deed and the Grantors named on the reverse hereby agree to hold the Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of March A.D., 19 86 at 11:49 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 3874
FEE \$14.00
By Evelyn Biehn County Clerk
By Bernetha A. Letch