

59130

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KNOW ALL MEN BY THESE PRESENTS, That MARY L. COTTINGHAM, also known as Mary Cottingham, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ANDREW E. PETERSON and REBECCA L. DREYER, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1:

All of Lot 3, and the N²s of Lot 4, in Block 10, THE TERRACES ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

All of Lot 12 and the N²s of Lot 11, in Block 10, THE TERRACES ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are 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 \$ 48,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (If the sentence between the symbols @, if not applicable, should be deleted. See ORS 92.030.)

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 11th day of March, 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.

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.

Mary L. Cottingham
Mary L. Cottingham

STATE OF OREGON,

County of Klamath

3/11, 1986

STATE OF OREGON, County of

1986

Personally appeared

Personally appeared the above named
Mary L. Cottingham

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8/14/88

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

MARY L. COTTINGHAM

GRANTOR'S NAME AND ADDRESS

ANDREW E. PETERSON & REBECCA L. DREYER
151 JAMONT
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 1986, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SUBJECT TO:

1. Reservations and restrictions, including the terms and provisions thereof, as contained in Deed dated July 3, 1928 and recorded July 10, 1929 in Volume 86, page 565, Deed Records of Klamath County, Oregon, wherein Harry Daily et al, is grantor and James L. Holland, et ux, grantee.

2. An easement created by instrument, including the terms and provisions thereof, Dated: April 2, 1931
Recorded: December 2, 1931
Volume: 96, page 346, Deed Records of Klamath County, Oregon
In favor of: City of Klamath Falls
For: Sewer easement

3. Reservations and restrictions, including the terms and provisions thereof, as contained in Deed dated December 19, 1929 and recorded February 15, 1947 in Volume 202, page 273, Deed Records of Klamath County, Oregon, wherein Harry Daily, et al, grantor and Fred G. VanLyke, Grantee.

4. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 12th day
of March A.D., 19 86 at 9:40 o'clock A M., and duly recorded in Vol. 186,
of _____ Deeds on Page 4164.
By Evelyn Biehn, County Clerk
[Signature]

FEE \$14.00