

Hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by B. ALAN VENCILL and DEBORAH JEAN VENCILL, 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:

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



MOUNTAIN TITLE COMPANY

"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."

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, 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 \$ 52,877.00. 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 93.030.)

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 16th day of April, 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)

Timothy T. Wood

STATE OF OREGON,

County of Klamath

4/16, 1986

STATE OF OREGON, County of

19

Personally appeared

Personally appeared the above named

Timothy T. Wood

who, being duly sworn, 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 acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Barbara Hance*

Notary Public for Oregon

My commission expires: 8/16/87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Timothy T. Wood

GRANTOR'S NAME AND ADDRESS

B. Alan Vencill & Deborah Jean Vencill

P.O. Box 5005

Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

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 19

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

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

A parcel of land situated in Lot 5, Block 6, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 5, Block 6 said point being North 00°02'50" West 442.50 feet from the Southwest corner of Lot 5, Block 6; thence North 00°02'50" West 189.94 feet, more or less, along the West line of Lot 5, Block 6 to a ½" iron pin at the Northwest corner of Lot 5, Block 6, thence North 89°47'25" East 345.00 feet along the North line of Lot 5, Block 6 to a ½" iron pin at the Northeast corner of Lot 5, Block 6; thence South 00°02'50" East 190.04 feet, more or less, along the East line of Lot 5, Block 6 to a point; thence South 89°48'25" West 345.00 feet to the point of beginning.

SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication, to wit: "said plat subject to: (1) Public utilities easement as shown on the annexed plat; (2) Building setback lines as shown on the annexed plat; (3) Drain easements as shown on the annexed plat; (4) Additional restrictions as provided in any recorded protective covenants."

2. Declaration of Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 3, 1978 in Volume M78, page 14229, Microfilm Records of Klamath County, Oregon.

3. An 8 foot utility easement along the Northerly lot line, as shown on the dedicated plat.

4. A 45 foot building setback from Hillcrest Road and Hilldale Trail, as shown on dedicated plat.

5. Well Agreement and easement, including the terms and provisions thereof, as set forth in Deeds from Marjorie J. Rambo to Edward J. Shipsey, dated September 18, 1979 and recorded September 21, 1979 in Volume M79, page 22533 and 22534, Microfilm Records of Klamath County, Oregon.

6. 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: May 14, 1980

Recorded: May 14, 1980

Volume: M80, page 8900, Microfilm Records of Klamath County, Oregon

Amount: \$50,000.00

Mortgagor: Timothy T. Wood

Mortgagee: State of Oregon, represented and acting by the Director of Veterans Affairs (P 38643)

THE GRANTEES APPEARING ON THE REVERSE OF THIS DEED AGREE TO ASSUME SAID MORTGAGE AND TO PAY SAID MORTGAGE IN FULL, AND FURTHER AGREE TO HOLD SELLER HARMLESS THEREFROM.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 18th day of April A.D. 19 86 at 3:40 o'clock P M., and duly recorded in Vol. M86 of _____ Deeds on Page 6701

FEE \$14.00

EVELYN BIEHN County Clerk

By Bernetha A. Deloch