

KNOW ALL MEN BY THESE PRESENTS That W. F. Dean and Gladys Dean, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael L. Spencer and Pamela J. Spencer, 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 7, Block 1, VALE DEAN CANYON, TRACT 1108, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



MOUNTAIN TITLE COMPANY

2 AM '86

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 set forth 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 \$17,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration (indicate which). If the sentence between the symbols is not applicable, should be deleted. See ORS 93.020.

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 1st day of May, 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.

W. F. Dean

W. F. DEAN

Gladys Dean

GLADYS DEAN

(If executed by a corporation, affix corporate seal)

STATE OF OREGON)
County of Klamath) ss.
May 1 19 86

Personally appeared the above named W. F. Dean and Gladys Dean

Notary Public for Oregon
My commission expires 7/13/89

STATE OF OREGON)
County of) ss.
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Personally appeared and 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 a corporation, 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.

Notary Public for Oregon
My commission expires

(OFFICIAL SEAL)

W. F. Dean and Gladys Dean
8353 Arant Road
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
Michael L. Spencer & Pamela J. Spencer
2504 Yonna
Klamath Falls, OR 97601
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)
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/reel number.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By Recording Officer Deputy

SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication, to wit: "We further certify that we hereby donate and convey this declaration or as hereinafter may be conveyed by separate instrument, all roads and roadways as they appear upon the plat to the homeowners associations in accordance with the articles of incorporation recorded in Klamath County Deed Records, Deed Volume M81, page 13685, said document is hereby incorporated and made a part of this plat; that all easements as shown on the annexed plat shall be donated and conveyed by this declaration as indicated on the annexed plat."
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
4. Subject to a 10 foot utilities easement over the Westerly and Southerly lot lines as shown on the dedicated plat.
5. Conditions and restrictions of the Vale Dean Canyon Subdivision, recorded May 21, 1981 in Volume M81, page 8995, Microfilm Records of Klamath County, Oregon, and rerecorded June 18, 1981 in Volume M81, page 19060, Microfilm Records of Klamath County, Oregon, and recorded May 3, 1983 in Volume M83, page 6810, Microfilm Records of Klamath County, Oregon.
6. Certificate of Incorporation for Klamath Basin Improvement District, recorded August 2, 1982 in Volume M82, page 9829, Microfilm Records of Klamath County, Oregon.
7. Right of Way Easement, including the terms and provisions thereof, Dated: June 15, 1983
Recorded: June 26, 1983
Volume: M83, page 10134, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: A right of way 10 feet in width, 15 feet on each side of the lot lines common to Lots 5 and 6, and Lots 7 and 8 of Block 1, Vale Dean Canyon Tract 1198, for future utility use.
8. Subject to the terms and provisions of VALE DEAN CANYON Homeowners Association.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of _____ of _____ May _____ A.D. 19 86 at 9:11 o'clock _____ the 2nd day of _____ Deeds on Page 7593 and duly recorded in Vol. M86

FEE \$14.00

Evelyn Blahn, County Clerk
By _____