

KNOW ALL MEN BY THESE PRESENTS, That

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Gabriel Daniel Viveros and Lenora Lynn Viveros, Husband and Wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Margaret L. Headley
 and Cynthia L. Kellems, not as tenants in common but with the right of survivorship, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 Block 4, TRACT 1016, GREEN ACRES, according to the official plat
 thereof on file in the office of the County Clerk of Klamath County,
 Oregon.



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 as set forth
 on the reverse of this deed, or 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 \$ 63,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole consideration (indicate which). @ (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 14th 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.

Gabriel Daniel Viveros
 Gabriel Daniel Viveros

Lenora Lynn Viveros
 Lenora Lynn Viveros

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,

County of KlamathMay 14, 19 86.

STATE OF OREGON, County of

, 19

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 be-
 half 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named

Gabriel Daniel Viveros and
Lenora Lynn Viveros

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:
 (OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/14/89

(Gabriel Daniel and Lenora Lynn Viveros

GRANTOR'S NAME AND ADDRESS

Margaret L. Headley and Cynthia L. Kellems

5234 Mason Lane

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instru-
 ment 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.

SPACE RESERVED
 FOR
 RECORDER'S USE

Recording Officer
 Deputy

By

1. An easement, including the terms and provisions thereof, recorded March 31, 1950 in Volume 237, page 641 Deed Records of Klamath County, Oregon.
2. An easement, including the terms and provisions thereof, recorded January 21, 1957 in Volume 289, page 225, Deed Records of Klamath County, Oregon, in favor of Pacific Power & Light Company.
3. Easements and restrictions as contained in plat dedication, to wit:
"A 20 foot building setback from all street lines; 16 foot drainage easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of a drainage ditch; 16 foot utility easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of said utilities."
4. Covenants, conditions and 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 24, 1970 in Volume M70, page 6147, Microfilm Records of Klamath County, Oregon.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Green Acres Improvement District.
6. 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: December 29, 1976
Recorded: December 29, 1976
Volume: M76, page 20773, Microfilm Records of Klamath County, Oregon
Amount: \$44,150.00
Grantor: G. William Hopper and Diane Hopper, husband and wife
Trustee: William Ganong, Jr.
Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon
Said deed of trust buyers agree to assume and pay.
7. 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: July 17, 1984
Recorded: July 17, 1984
Volume: M84, page 12086, Microfilm Records of Klamath County, Oregon
Amount: \$12,100.00
Grantor: Gabriel Daniel Viveros and Lenora Lynn Viveros
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association
Said deed of trust buyers agree to assume and pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 15th day
of May A.D., 19 86 at 10:27 o'clock A M., and duly recorded in Vol. M86,
of _____ Deeds _____ on Page 8327.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]