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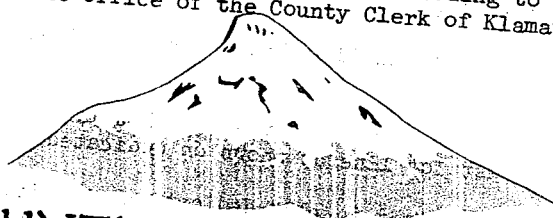
KNOW ALL MEN BY THESE PRESENTS, That KENNETH R. KEETON and MARY A. KEETON,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jim D. Kahley &amp; Dixie L. Kahley, husband and wife

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 10 in Block 4, TRACT NO. 1035, GATEWOOD, 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 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 \$ 54,912.37. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) 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 2nd day of June, 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)

STATE OF OREGON, California

County of Sonoma

June 2, 1986

Personally appeared the above named:

Kenneth R. Keeton &amp;

Mary A. Keeton

and acknowledged the foregoing instrument to be their

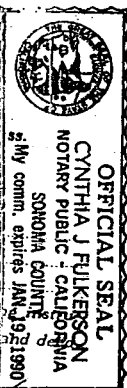
voluntary act and deed

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon California

My commission expires: 1-19-90



Kenneth R. Keeton  
Kenneth R. Keeton

Mary A. Keeton  
Mary A. Keeton

STATE OF OREGON, County of

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

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)

KENNETH R. &amp; MARY A. KEETON

GRANTOR'S NAME AND ADDRESS

JIM D. &amp; DIXIE L. KAHLEY

5100 Gatewood  
Klamath Falls OR 97603

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 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. Rights of way, including the terms and provisions thereof, from H. E. Ankeny, et ux, and R. E. Cartrall, et ux, to United States of America, dated June 26, 1905, recorded May 18, 1907 in Volume 22 at page 479, Deed Records of Klamath County, Oregon.  
(No specific location given)

2. A 25 foot building setback line from Gatewood Drive, as shown on dedicated plat.

3. An 8 foot utility easement along the rear lot line and a 10 foot utility easement along the West lot line as shown on dedicated plat.

4. Restrictions as contained in plat dedication, to wit:  
"Subject to a 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; no changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns."

5. 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 May 17, 1973 in Volume M73, page 5995, 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: November 29, 1979

Recorded: November 30, 1979

Volume: M79, page 27796, Microfilm Records of Klamath County, Oregon

Amount: \$53,900.00

Mortgagor: Kenneth R. Keeton and Mary A. Keeton, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P26649)

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 sellers harmless therefrom.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 3rd day  
of June \_\_\_\_\_ A.D., 19 86 at 3:22 o'clock P M., and duly recorded in Vol. \_\_\_\_\_ M86  
of \_\_\_\_\_ Deeds on Page 9605  
By Evelyn Biehn, County Clerk *[Signature]*

FEE \$14.00