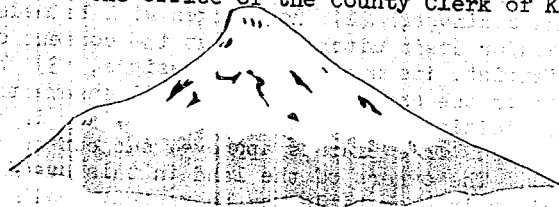


KNOW ALL MEN BY THESE PRESENTS, That PATRICIA L. HUBBARD, who acquired title as PATRICIA L. HONEYCUTT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAY E. POPE and ELIZABETH POPE, 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 4, Block 7, SECND ADDITION TO SUNSET VILLAGE, 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 \$ 43,310.25. 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 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 30th 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.

*Patricia L. Hubbard*

Patricia L. Hubbard, who acquired title as Patricia L. Honeycutt

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

5/30, 1986

STATE OF OREGON, County of \_\_\_\_\_ ) ss. \_\_\_\_\_, 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 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.

Before me:

(OFFICIAL SEAL)

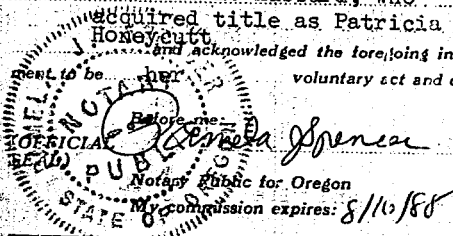
Notary Public for Oregon

My commission expires:

Personally appeared the above named

Patricia L. Hubbard, who acquired title as Patricia L. Honeycutt

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



PATRICIA L. HUBBARD

GRANTOR'S NAME AND ADDRESS

RAY E. POPE & ELIZABETH POPE

3905 Coronado

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 \_\_\_\_\_ ) 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.

Recording Officer

By \_\_\_\_\_ Deputy

SUBJECT TO:

9741

1. Reservations and restrictions as contained in plat dedication, to wit: "Said plat subject to: (1) easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage, (2) no changes will be made in the present irrigation and drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns, (3) building setback lines as shown on the annexed plat, (4) all easements and reservations of record and additional restrictions as provided in any recorded protective covenants. This plat is approved subject to the following conditions: 1. The owners of the land in this subdivision, their heirs and assigns in whom title may be vested, shall always at their own expense, properly install, maintain and operate such irrigation system. 2. The Enterprise Irrigation District, its successors or assigns, and the United States, person, firm or corporation operating the irrigation works of the Enterprise Irrigation District, shall never be liable for damage caused by improper construction, operation or care of such system or for lack of sufficient water for irrigation. 3. The liability of the operators of the Enterprise Irrigation District shall be limited to the delivery of water at established outlets. 4. The lands will always be subject to irrigation assessments whether or not irrigation water is furnished or used."
2. An 8 foot utility and irrigation easement along the Easterly lot line as shown on the dedicated plat.
3. Building set-back line along Coronado Way, as shown on the dedicated plat.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
6. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Lighting District.
7. 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: April 8, 1970  
Volume: M70, page 2738, Microfilm Records of Klamath County, Oregon
8. 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: September 21, 1979  
Recorded: September 25, 1979  
Volume: M79, page 22673, Microfilm Records of Klamath County, Oregon  
Amount: \$43,000.00  
Grantor: Colin Pederson and Barbara Pederson, husband and wife  
Trustee: William Sisemore  
Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees appearing on the reverse of this deed, agree to assume said Trust Deed and to pay said Trust Deed in full, and further agree to hold sellers harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of June \_\_\_\_\_ A.D., 19 86 at 9:04 o'clock \_\_\_\_\_ the 5th day  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 9740  
FEE \$14.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_