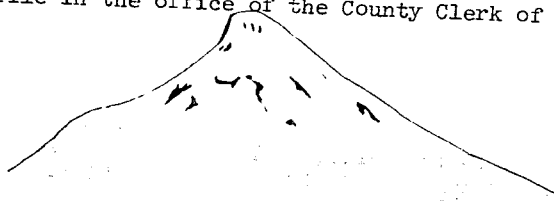


hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID PITZER and CAROL J. PITZER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain 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 10, Block 5, TRACT 1003, THIRD ADDITION TO MOYINA, 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,

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 \$ 64,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 12th 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)

Carolyn V. Cowart
Carolyn V. Cowart

STATE OF OREGON,

County of Klamath

} ss.

6/13, 1986

Personally appeared the above named

Carolyn V. Cowart

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

Before me, *Barbara Hansen*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8/16/88

STATE OF OREGON, County of

} ss.

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.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Carolyn V. Cowart

GRANTOR'S NAME AND ADDRESS

David Pitzer & Carol J. Pitzer
~~112 Klamath Dr.~~ PO Box 907
Klamath Falls, OR 97601

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,

} ss.

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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Moyina Water District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Volume 128, page 267, in favor of California Oregon Power Company for pole lines. (Blanket easement)
4. An easement and right of way created by instrument, including the terms and provisions thereof, 10 feet wide, "pole line as now located," granted The California Oregon Power Company, a California corporation, dated June 1, 1956, recorded June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon. (Blanket easement)
5. Easement covering water mains running to well site described in Deed Volume 285, page 257, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in various lot deeds.
6. Restrictions and easements contained in plat dedication, to wit:
"said plat subject to: a building setback line as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants."
7. Building setback line 20 feet wide along the front line of said lot, as shown on dedicated plat.
8. Public utility easements over the rear 16 feet of Lot 10, Block 5, as shown on dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 13th day
 of June A.D., 19 86 at 1:54 o'clock P M., and duly recorded in Vol. M86,
 of Deeds on Page 10382.

FEE \$14.00

Evelyn Biehn, County Clerk
 By Pat Smith