

KNOW ALL MEN BY THESE PRESENTS, That WILLIE V. IRVIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

GEORGE E. REYNOLDS and CHLOIA I. REYNOLDS, 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 19, Block 45, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication, to wit:  
"Subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, and to all easements and reservations of record."
2. Covenants, conditions, and restrictions filed June 9, 1972, in Klamath County Commissioner's Journal, regarding formation of Klamath Forest Estates Sprague-River Livestock District.

## 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 stated above 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 \$ 2,000.00

Whereas the above consideration for the purchase of the property or value given or promised which is the whole consideration for the purchase of the property (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 16 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, County of ) ss.

STATE OF TENNESSEE )

County of HAMBLEN ) ss.

June 16, 1986

Personally appeared the above named

WILLIE V. IRVIN

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

Before me:  
(OFFICIAL SEAL) *Randall Shelton*  
Notary Public for Tennessee  
My commission expires: 4.21.87

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:

Willie V. Irvin  
c/o J. Randall Shelton, Attorney, P.O. Box 1094  
Morristown, TN 37816-1094

GRANTOR'S NAME AND ADDRESS

George Eugene Reynolds & Chloia I. Reynolds  
3717 Montreal Circle  
Concord, CA 94520

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, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 23rd day of June, 1986, at 9:24 o'clock A.M., and recorded in book M86 on page 10855 or as file/reel number 62831, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

Fee: \$10.00 By *Randall Shelton* Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE