

KNOW ALL MEN BY THESE PRESENTS, That DORIS I. DEES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARVIN L. EVANS and PATRICIA ANN EVANS, 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 6 in Block 2 of TRACT NO. 1120, SECOND ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

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 on the reverse side of this deed and those 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 \$ 68,000.00. ~~How ever the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) or~~

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 18th 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)

Doris I. Dees
DORIS I. DEES

STATE OF OREGON,

County of Klamath

June 9/86

} ss.
19 86..

Personally appeared the above named

DORIS I. DEES

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

11/16/87

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 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:

Doris I. Dees

281201d Stage Rd.
Central Point, OR 97502

GRANTOR'S NAME AND ADDRESS

Marvin L. Evans & Patricia Ann Evans
1422 Agnes
Richland, WA 99352

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,

County of _____ ss.

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/roll 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 South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Basin View Drainage District.
3. Utility easement as shown on dedicated plat.
4. Subject to reservations and restrictions, including the terms and provisions thereof, as contained in plat dedication, to wit:
 "Subject to: (1) Easements for future public utilities, drainage, and television cable as shown on annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities, drainage, and television cable; (2) Said lands are within the Basin View Drainage District and are subject to all rules, regulations, and assessments of said drainage district; (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street line; (4) All easements and reservations of record and additional restriction as provided in any recorded protective covenants."
5. 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 in Volume M77, page 2856, Microfilm Records of Klamath County, Oregon.
7. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

on this 24th day of June A.D., 19 86
 at 10:56 o'clock A M. and duly recorded
 in Vol. M86 of Deeds Page 10982
 Evelyn Biehn County Clerk -
 By [Signature] Deputy.
 Fee, \$14.00