

KNOW ALL MEN BY THESE PRESENTS, That PAUL A. REID and JANET M. REID, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MIGUEL G. DURAN and KAREN SCHUCKMAN DURAN, 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:

Lots 4 and 5, Block 31, 4TH ADDITION TO NIMROD RIVER PARK, 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 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 \$ 8,000.00

UNLESS THE ACTUAL CONSIDERATION CANNOT BE DETERMINED BY THE RECORD, THE VALUE GIVEN OR PROPOSED WHICH IS THE WHOLE OF THE CONSIDERATION FOR THIS DEED (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 19th 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 } ss.  
County of Santa Barbara }  
June 19, 1986.

Personally appeared the above named  
PAUL A. REID and JANET M. REID

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

PAUL A. REID

JANET M. REID  
STATE OF OREGON, County of Santa Barbara } ss.  
June 19, 1986.

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:



OFFICIAL SEAL  
PETRA RETAMOZO  
NOTARY PUBLIC - CALIFORNIA  
SANTA BARBARA COUNTY  
My commission expires 12/22/1989

Paul A. Reid & Janet M. Reid  
2612 Montrose Place  
Santa Barbara, CA 93105

GRANTOR'S NAME AND ADDRESS

Miguel G. Duran & Karen Schuckman Duran  
559 South "C" Street  
Oxnard, CA 93030

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

I certify that the within instrument was received for record on the day of 1986,

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.

Recording Officer

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

01311

- continued from the reverse side of this deed -

5062  
11220

SUBJECT TO:

1. Easements as contained in plat dedication, to wit:  
"Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easements to be centered on lines of adjacent lots, subject also to a twenty (20) foot building setback line along the front of all lots and to easements and restrictions of record and additional restrictions as provided in any recorded protective covenants."
2. Covenants, conditions, and restrictions, as set forth in Declaration of Restrictions, recorded March 13, 1967, in Volume M67, page 1751, and Amendment thereto, recorded July 6, 1967, in Volume M67, page 5062, Microfilm Records of Klamath County, Oregon. (Affects Parcel 2)
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod River Park Road Assessment.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of June A.D., 19 86 at 2:05 o'clock P.M., and duly recorded in Vol. M86  
of Deeds on Page 11219.

FEE \$14.00

Evelyn Biehn, County Clerk  
By *R. M. Smith*