

MOUNTAIN TITLE COMPANY

63671

WARRANTY DEED MC-116674-K

KNOW ALL MEN BY THESE PRESENTS, That ROBERT DUANE GRAY

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD H. POUND and SAMMI J. POUND, 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:

The North one-half of Lot 8 in Block 6, THIRD ADDITION TO ALTAMONT ACRES, 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 \$ 23,000.00

(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 14th day of July, 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)

ROBERT DUANE GRAY

STATE OF OREGON,

County of Klamath

July 14

19 86

Personally appeared the above named ROBERT DUANE GRAY

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Robert Duane Gray

1833 Arthur #2 Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Richard H. Pound & Sammi J. Pound 4106 Altamont Klamath Falls, OR 97603

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

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

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. Taxes for the 1986-1987, real property taxes, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations and restrictions as contained in Deed recorded January 7, 1935, in Volume 104, page 151, Deed Records of Klamath County, Oregon, Western Cities Company, a corporation, grantor and Leslie Peyton, grantee, to wit:
"Subject to any right of way heretofore conveyed to the United States government or to any other governmental body for canals, ditches, or laterals for irrigation or drainage purposes now existing. Subject also to operation and maintenance charges and liens for water and drainage of the Klamath Irrigation District. The right is also reserved by the grantor to construct and maintain ditches, canals and pipe lines over, under, or across land herein described for the purpose of diverting and delivering water for irrigation and domestic uses to adjoining property or properties."
5. 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 17, 1981
Recorded: September 28, 1981
Volume: M81, page 17232, Microfilm Records of Klamath County, Oregon
Amount: \$17,762.00
Grantor: Robert D. Gray and Shirley J. Gray, husband and wife
Trustee: Transamerica Title Insurance Company
Beneficiary: Julie A. Gillam, as to an undivided 60% interest and James L. Smith, to an undivided 40% interest

The Grantees named on the reverse this deed do not agree to assume nor pay the above described Trust Deed and the Grantors named on the reverse of this deed hereby agree to hold the Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ July _____ A.D., 19 _____ 86 at _____ 10:18 o'clock _____ A. M., and duly recorded in Vol. _____ M86
of _____ Deeds _____ on Page 12356.

FEE \$14.00

Evelyn Biehn, County Clerk
By _____