

KNOW ALL MEN BY THESE PRESENTS, That THOMAS C. DICKERT & GALE R. DICKERT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH E. SMITH

, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE 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 shown

on the reverse of this deed and those of record and apparent upon the land, if any, and that 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 \$ 38,008.06. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The words 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 6th day of August, 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 Klamath

8/6, 1986

Personally appeared the above named

Thomas C. Dickert & Gale R. Dickert

Dickert

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

Before me

Notary Public for Oregon

My commission expires: 8/16/88

Thomas C. Dickert

Gale R. Dickert

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Thomas C. Dickert & Gale R. Dickert

GRANTOR'S NAME AND ADDRESS

Ralph E. Smith

5731 DENVER AVE

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ralph E. Smith

5731 Denver Ave.

Klamath Falls, OR 97601

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,

County of

ss.

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

SPACE RESERVED FOR RECORDER'S USE

13929

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, 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 Project and Enterprise 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 set out in deed from Malcolm G. MacNevin and Louise J. MacNevin, husband and wife, to Albert H. Peught, recorded February 15, 1943 in Volume 153, page 69, Deed Records of Klamath County, Oregon.
5. Covenants, conditions and restrictions as shown on the recorded plat of Homedale.

6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: March 23, 1979

Recorded: March 23, 1979

Volume: M78, page 5535, Microfilm Records of Klamath County, Oregon

Amount: \$42,500.00

Mortgagor: Thomas C. Dickert and Gale R. Dickert

Mortgagee: State of Oregon, Department of Veterans' Affairs

(The grantee appearing on the reverse of this Deed agrees to assume said Mortgage and to pay said Mortgage in full, and further agrees to hold seller harmless therefrom)

7. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308 O.R.S.

DESCRIPTION

That part of Lots 17, 18 and 19 in HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows, to wit:

Beginning on the North line of Lot 17, HOMEDALE, 134 feet West of the Northeast corner of said Lot 17, said point also being the Northwest corner of a tract conveyed to Chas. M. Seward by deed recorded April 11, 1934, in Book 100, page 76, Deed Records of Klamath County, Oregon; thence South along the West line of said Seward Tract and parallel to the East line of Lots 17, 18, and 19 to the South line of Lot 19; thence West along the South line of said Lot 19, 132 2/3 feet to the Southeast corner of a tract conveyed to L. E. Judd and Emma Judd, husband and wife, by deed recorded January 2, 1940, in Book 126, page 257, Deed Records, Klamath County, Oregon; thence North along the East line of Judd Tract, said East line being 133 1/3 feet East of and parallel to the West line of Lots 17, 18 and 19 to the North line of Lot 17 and the Northeast corner of said Judd Tract; thence East along the North line of Lot 17 to the Point of Beginning.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 7th day of August A.D. 19 86
at 9:34 o'clock A M. and duly recorded
in Vol. M86 of Deeds Page 13928
By Evelyn Biehn, County Clerk
Deputy.

Fee, \$14.00