

KNOW ALL MEN BY THESE PRESENTS, That IVAN DANIEL ARMSTRONG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILLIP O. DEPRATO SR. and MAE L. DEPRATO, 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:

PARCEL 1: Lots 1 and 2, SUBDIVISION OF TRACTS B & C, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: The Southerly 7 feet of Lot 35, TRACT A, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

CONTINUED ON REVERSE

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, 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 \$ 39,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 7th day of August, 19 86; 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)

Ivan Daniel Armstrong

STATE OF OREGON,

County of Klamath

} ss.

8/7, 1986

Personally appeared the above named

Ivan Daniel Armstrong

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

STATE OF OREGON, County of

} ss.

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:

Ivan Daniel Armstrong

GRANTOR'S NAME AND ADDRESS

Phillip O. DePrato Sr. & Mae L. DePrato

2418 NELSON AVE
REDONDO BEACH, CA 90278

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

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,

} ss.

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

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Easement for flowage and seepage, including the terms and provisions thereof, granted to the United States of America, by instrument recorded April 8, 1932 in Volume 97, page 237, Deed Records of Klamath Count, Oregon.
(Affects this and other property)
4. Conditions and restrictions as contained in instrument recorded June 8, 1964 in Volume 353, page 347, Deed Records of Klamath County, Oregon.
5. Reservations and restrictions as contained in Deed from Frontier Guest Ranch, an Oregon corporation as grantor, to John A. Wiess as grantee, recorded in Volume 300, page 178, Deed Records of Klamath County, Oregon, to wit:
"Subject to the reservation that no commercial enterprise or enterprises shall be operated on the above described real property."
(Affects Parcel 2)
6. Domestic Well and Pump Agreement, including the terms and provisions thereof, by and between Grace F. Easley and Spencer Erickson and John A. Wiess, dated January 5, 1982, recorded January 21, 1982 in Volume M82, page 889, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 7th day of August A.D., 19 86
at 2:49 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 13965
Evelyn Biehn, County Clerk
By [Signature]
Fee, \$14.00 Deputy.

