

64825

LENARD L. MORIN

KNOW ALL MEN BY THESE PRESENTS, That LENARD L. MORIN hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES CLINT THOMPSON 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 17 in Block 3, TRACT 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 46,976.58. (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 15th 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.

Lenard L. Morin
LENARD L. MORIN

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of KlamathAugust 15, 19 86

Personally appeared the above named
LENARD L. MORIN

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

(OFFICIAL SEAL)

Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of _____

Personally appeared _____

_____ 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:

Lenard L. Morin
5291 Orpine Court
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

James Clint Thompson
225511th Lane 3870 Washburn Way
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 _____ of page _____ or as file/reel number _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer
Deputy

By _____

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Setback provisions as delineated on the recorded plat. (25 feet from lot line - 20 feet along side)
3. Utility easements as delineated on the recorded plat along rear 16 feet.
4. Restrictions and easement as contained in plat dedication, to wit:
"Said plat being subject to a 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines. Easements as shown on the annexed map are dedicated to the City of Klamath Falls, for the regulation and placement of utilities, said easements to provide ingress and egress with any plantings or structures placed thereon by the lot owner to be at his own risk. No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns. Additional restrictions as provided in any recorded protective covenants."
5. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 17, 1973, in Volume M73, page 5885, Microfilm Records of Klamath County, Oregon.
6. 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: April 9, 1976
Recorded: April 12, 1976
Volume: M76, page 5114, Microfilm Records of Klamath County, Oregon
Amount: \$26,000.00
Grantor: Michael W. Hudson and Dorothy M. Hudson, husband and wife
Trustee: William Canong, Jr.
Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon
7. 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: February 5, 1981
Recorded: February 6, 1981
Volume: M81, page 1911, Microfilm Records of Klamath County, Oregon
Amount: \$25,736.23
Grantor: Lenard L. Morin
Trustee: Transamerica Title Insurance Company
Beneficiary: John R. Buchanan and Bernice B. Buchanan, husband and wife

The Grantees named on the reverse side of this deed hereby agree to assume and pay in full the above described Trust Deed.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ August A.D. 19 _____ 36 at _____ 10:58 o'clock _____ A.M., and duly recorded in Vol. _____ M86
of _____ Deeds _____ on Page _____ 14455

FEE \$14.00

Evelyn Biehn,
By _____

County Clerk
[Signature]