

KNOW ALL MEN BY THESE PRESENTS, That CYNTHIA FAYE CONLEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

FRANK C. ASKREN and ANN PRICE, not as tenants in common, but with the rights of survivorship, 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 10 of Block 1, Tract 1116, SUNSET EAST, 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 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 \$ 74,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18th 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)



OFFICIAL SEAL
MOLLY STOVER
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
MY COMMISSION EXPIRES SEPT 22, 1987

Cynthia Faye Conley
CYNTHIA FAYE CONLEY

STATE OF OREGON, CALIFORNIA

County of August 18, 1986

Personally appeared the above named CYNTHIA FAYE CONLEY

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-22-87

STATE OF OREGON, County of Klamath

Personally appeared Cynthia Faye Conley 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:

Cynthia Faye Conley
45-430 Garden Square
Palm Desert, CA 92260

GRANTOR'S NAME AND ADDRESS

Frank C. Askren & Ann Price
7133 Rosaria Place
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 1986,

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.

Recording Officer

By

Deputy

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 South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Reservations as contained in the plat dedication to wit:
"said plat subject to (1) Easements for future public utilities as shown on the annexed plat easements to provide ingress and egress for construction and maintenance of said utilities; (2) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines, (3) All easements and reservations of record, applicable to zoning requirements, and additional restrictions as provided in any recorded protective covenants."
5. Subject to an 8 foot utility easement along North and West lot lines as shown on the dedicated plat.
6. Subject to a 25 foot building setback from Rosaria Place as shown on the dedicated plat.
7. Trust Deed, including the terms and provision thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: May 26, 1978
Recorded: May 31, 1978
Amount: \$50,500.00
Grantors: Glenn E. Miller and Karla J. Miller, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees named herein hereby agree to assume and pay in full the above described Trust Deed.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 19th day of August A.D., 19 86
at 4:01 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 14876

Evelyn Biehn, County Clerk

By

[Signature]

Deputy.

Fee, \$14.00