

KNOW ALL MEN BY THESE PRESENTS, That E. T. KERN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY ALAN BEAN and SHERRI ANNE BEAN, 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:

Lot 10, Block 30, FIFTH ADDITION TO KLAMATH RIVER 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 end 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 \$ 60,300.00

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~~part of the purchase price shall be paid by the transferee in cash or by check payable to the transferor, which shall be deposited with the transferor's attorney-in-fact.~~

In construing this deed and where the context so requires, the symbols ~~(1)~~ shall mean the following:

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 20th 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,
offer corporate seal)

E. T. KERN

STATE OF CALIFORNIA
COUNTY OF _____

Nevada

23

(INDIVIDUAL)

On this 20th day of August, 1986, before me, the undersigned, a Notary Public in and for said County, personally appeared E. T. Kern)
(INDIVIDUAL)

personally known to me, or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/ she/ it executed the same.

ing duly sworn,
the former is the
the latter is the

Witness my hand and official seal.

a corporation,
a corporate seal
and sealed in be-
rs; and each of
and deed.

(OFFICIAL
SEAL)

Notary Public in and for said County and State

Myrna J. Osborn
Name (Typed or Printed)

OFFICIAL SEAL

MYRNA J. OSBORN
NOTARY PUBLIC-CALIFORNIA
Principal Office in NEVADA County
My Commission Expires Feb. 26, 1990

Commission expires: _____

E. T. Kern
12525 Bow Valley Road
Grass Valley, CA 95945
GRAYOR'S NAME AND ADDRESS

Gary Alan Bean & Sherri Anne Bean
~~17466 Green Wing Loop P.O. Box 427~~
~~Klamath Falls, OR 97601 Keno, OR 97627~~

After recording, return to:

SAME AS GRANTED

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.*

Recording Officer
Deputy

By

MOUNTAIN TITLE COMPANY

- continued from the reverse side of this deed -

15118

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,
Dated: July 24, 1933
Recorded: August 10, 1933
Book: 101, page 331, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company, a California corporation
For: Right of Way
Affects: Lots 4, 5, and 6 of Section 6, Township 40 South, Range 8 East of
the Willamette Meridian
2. The rights of the public in and to that portion of the premises herein described
lying within the limits of roads, streets, or highways.
3. Covenants, conditions, and restrictions as shown on the dedicated plat, to wit:
"said plat being subject to the following restrictions: 1) 25 foot building
setback from front property lines. 2) Public utilities easements 16 feet in
width centered on all side and back lot line. 3) One foot reserve strips
(street plugs) as shown on the annexed plat to be dedicated to Klamath County
and released by resolution of the County Commissioners when the adjoined
property is properly developed. 4) All sanitary facilities subject to
approval of the Oregon Department of Environmental Quality. 5) Direct access
is vacated to the Keno-Worden Road from all lots. 6) Direct access is vacated
to Folley Lane from Lots 3-7, Block 31. 7) Lot 36, Block 35 (Marina Lot)
is held in common ownership with all lots. 8) 25 foot building setback
from Right of way line of street on which the lot sides. 9) Sanitary setback
from Klamath River to be as shown on the annexed plat."
4. Reservations or exceptions in patents or in Acts authorizing the issuance
thereof.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 22nd day of August A.D., 19 86
at 3:39 o'clock A M. and duly recorded
in Vol. M86 of Deeds Page 15117
Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee, \$14.00