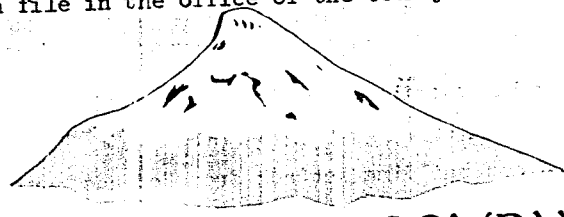


65316

KNOW ALL MEN BY THESE PRESENTS, That EDWARD F. CANTY and EDNA MAY CANTY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE E. WOODHOUSE, 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 6 in Block 8 of TRACT NO. 1037-FIFTH ADDITION TO SUNSET VILLAGE, 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 \$56,500.00. 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 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.

EDWARD F. CANTY
Edna May Canty
EDNA MAY CANTY

STATE OF OREGON, County of) ss.

STATE OF OREGON,) ss.

County of Klamath) ss.

Personally appeared the above named EDWARD F. CANTY and EDNA MAY CANTY.

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.

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

Before me: Kristi L. Kidd
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/16/87

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Edward F. Canty & Edna May Canty
2428 Union Ave.
North Bend, OR 97459
GRANTOR'S NAME AND ADDRESS

Lawrence E. Woodhouse
3907 Rendondo
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 future statements shall be sent to the following address:
SAME AS 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

- continued from the reverse side of this deed -

15490

SUBJECT TO:

1. Taxes for the 1986-1987 year, 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 Sunset Village Lighting District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. Subject to a 25 foot building setback from Redondo Way as shown on dedicated plat.
6. Subject to a 8 foot easement along East line as shown on dedicated plat.
7. Said plat subject to: (1) Easements for future public utilities, irrigation, and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage; (2) No changes will be made in the present irrigation, and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns; (3) Building set-back lines as shown on the annexed plat; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants. This plat is approved subject to the following conditions: (1) The owners of the land in this subdivision, their heirs and assigns in whom title may be vested, shall always at their own expense properly install, maintain, and operate such irrigation systems; (2) The Enterprise Irrigation District, and the United States, person, firm, or corporation operating the Irrigation works of the Enterprise Irrigation District, shall never be liable for damage caused by improper construction, operation, or acre of such system or for lack of sufficient water for irrigation; (3) The liability of the operators of the Enterprise Irrigation District shall be limited to the delivery of water at established outlets; (4) The lands shall always be subject to irrigation assessment whether or not irrigation water is furnished or used.
8. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded June 13, 1972, in Volume M72, page 6318, Microfilm Records of Klamath County, Oregon.
9. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August _____ A.D. 19 86 at 8:47 o'clock A M., and duly recorded in Vol. M86
of _____ Deeds on Page 15489.

FEE \$14.00

Evelyn Biehn, County Clerk
By _____