

KNOW ALL MEN BY THESE PRESENTS, That... FOREST PRODUCTS FEDERAL CREDIT UNION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH A. LEWIS & PAMELA L. LEWIS, husband and wife & SHAUN HUNT & LORRAINE K. HUNT, 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 6 of FIRST ADDITION TO ST. FRANCIS PARK, being a Resubdivision of a portion of ST. FRANCIS PARK, 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 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 \$ 40,000.00

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 3rd day of September, 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.

FOREST PRODUCTS FEDERAL CREDIT UNION

By: X

MICHEL P. COLEMAN, RETAIL CREDIT DIRECTOR

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.
County of _____, 19____
Personally appeared the above named _____
and acknowledged the foregoing instrument to be _____ voluntary act and deed.
Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of Klamath) ss.

Personally appeared _____, 19____
MICHEL P. COLEMAN, who, being duly sworn, did say that the foregoing is the correct and true copy of the original instrument as the same appears in the records of the Forest Products Federal Credit Union.
Retail Credit Director, Forest Products Federal Credit Union
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 the hall 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:
Carmela Boone
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8/16/88

FOREST PRODUCTS FEDERAL CREDIT UNION

GRANTOR'S NAME AND ADDRESS

KENNETH A. & PAMELA L. LEWIS
SHAUN & LORRAINE K. HUNT
2680 Largo Klamath Falls, OR 97603

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. 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 Klamath Project and Enterprise Irrigation District.
4. Reservations and restrictions as contained in plat dedication, to wit:
 "There is reserves an easement along lot lines and the back lines of all lots for installation of future sanitary sewers and utilities; there is also reserved the right to conduct irrigation water in underground pipes across the front of all lots for irrigation (if desired) of the lots in this subdivision. 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 maintain and operate such system; (2) That the Enterprise Irrigation District, its successors and assigns and any 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 care of such system, or for lack of sufficient water for irrigation. Liability of the operators of the Enterprise Irrigation District being limited to furnishing water at established outlets on Hope Street."
5. First Addition to St. Francis Park is a re-plat of Block 9 and Lots 60, 61, 62, and 63, Block 14 and of that portion of vacated Peck Boulevard lying Southerly of the center line of Cannon Street extended Westerly, and of the S $\frac{1}{2}$ of vacated Cannon Street lying Westerly of the West line of Fargo (Benkelman) Street, and is subject to reservations and restrictions of the plat dedication of St. Francis Park.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
 of September A.D., 19 86 at 1:51 o'clock P M., and duly recorded in Vol. M86
 of Deeds on Page 15862.

FEE \$14.00

Evelyn Biehn

County Clerk

By

Sumetha J. Letoch