

KNOW ALL MEN BY THESE PRESENTS, That husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DELORIS F. GREMLING, 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 14 in Block 7, TRACT NO. 1025, WINCHESTER, 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, 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 \$ 40,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols @ is 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 12 day of September, 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.

Gerald D. Cranston
Gerald D. Cranston

Dolores E. Cranston
Dolores E. Cranston

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~ South Dakota) ss.
County of Custer
September 12, 19 86

Personally appeared the above named Gerald D. Cranston & Dolores E. Cranston

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

NOTARY PUBLIC
SOUTH DAKOTA
Notary Public for Oregon South Dakota
My commission expires 9-26-93

STATE OF OREGON, County of _____) ss.
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.
Before me: _____
Notary Public for Oregon
My commission expires: _____

Gerald D. & Dolores E. Cranston

GRANTOR'S NAME AND ADDRESS

Deloris F. Gremling
4310 Maplewood
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

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.

Recording Officer
By _____ Deputy

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MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

16635

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 Klamath Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Building setback line 25 feet from street as shown on dedicated plat.
5. Utility and irrigation easements as shown on dedicated plat.
6. Reservations in plat dedication, to wit:
"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 for construction and maintenance of public utilities, irrigation and drain ditches, said easements to provide ingress and egress with any planting 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."
7. 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 September 9, 1971 in Volume M71, page 9617, Microfilm Records of Klamath County, Oregon.

8. 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: June 19, 1978

Recorded: June 19, 1978

Volume: M78, page 13047, Microfilm Records of Klamath County, Oregon

Grantor: Lawrence J. Kohler and June C. Kohler, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees appearing on the reverse of this deed, DO NOT agree to assume said Trust Deed, and sellers further agree to hold buyers harmless therefrom.

9. Application and Agreement for Exemption from payment of assessments, including the terms and provisions thereof,

Dated: October 25, 1985

Recorded: June 29, 1986

Volume: M86, page 1373, Microfilm Records of Klamath County, Oregon

Landowners: Gerald D. Cranston & Delores E. Cranston

District: Klamath Irrigation District

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 15th day of September A.D., 1986 at 3:40 o'clock P.M., and duly recorded in Vol. M86 of Deeds on Page 16634

FEE \$14.00

Evelyn Biehn, County Clerk
By *[Signature]*