

KNOW ALL MEN BY THESE PRESENTS, That THOMAS E. ABRAMS and COLEEN E. ABRAMS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. STARKEY, 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 21, Block 5, 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, and that 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 \$ 41,500.00

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 17 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

9/17, 1986

Personally appeared the above named

Thomas E. Abrams & Coleen E. Abrams

Abrams

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

Notary Public for Oregon  
My commission expires: 8/16/88

Thomas E. Abrams

Coleen E. Abrams

Coleen E. Abrams

STATE OF OREGON, County of

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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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Thomas E. Abrams & Coleen E. Abrams

GRANTOR'S NAME AND ADDRESS

Richard L. Starkey

4306 Pepperwood

Klamath Falls, OR 97603

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,

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

SUBJECT TO:

16758

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. A 10 foot utility easement 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; Easement 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 assignees. 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. Real Estate Contract, including the terms and provisins thereof,  
Dated: July 15, 1976  
Recorded: July 16, 1976  
Volume: M76, page 10872, Microfilm Records of Klamath County, Oregon  
Vendor: Administrator of Veterans' Affairs  
Vendee: Ricky D. Hargrove

The interest of Ricky Dean Hargrove was conveyed to Catherine Marie Hargrove by Bargain & Sale Deed to create tenants by the entirety, recorded January 13, 1977 in Volume M77, page 729, Microfilm Records of Klamath County, Oregon.

The interest of Ricky Dean Hargrove and Catherine Marie Hargrove was conveyed by Bargain & Sale Deed to Thomas E. Abrams and Coleen E. Abrams, recorded December 12, 1980 in Volume M80, page 24088, Microfilm Records of Klamath County, Oregon.

GRANTEE ON THE REVERSE OF THIS DEED DOES NOT AGREE TO ASSUME SAID CONTRACT, AND GRANTOR FURTHER AGREES TO HOLD GRANTEE HARMLESS THEREFROM.

9. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: December 12, 1980  
Recorded: December 12, 1980  
Volume: M80, page 24090, Microfilm Records of Klamath County, Oregon  
Mortgagor: Thomas E. Abrams and Coleen E. Abrams  
Mortgagee: Ricky Dean Hargrove and Catherine Marie Hargrove

Said Mortgage was assigned by instrument recorded September 22, 1982, in Volume M82, page 12625, Microfilm Records of Klamath County, Oregon, to James R. Ivie and Marie Ivie.

GRANTEE ON THE REVERSE OF THIS DEED DOES NOT AGREE TO ASSUME SAID MORTGAGE, AND GRANTOR FURTHER AGREES TO HOLD GRANTEE HARMLESS THEREFROM.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of \_\_\_\_\_ September A.D. 19 86 at 12:00 o'clock P M., and duly recorded in Vol. \_\_\_\_\_ day  
of \_\_\_\_\_ Deeds on Page 16757 M86

FEE \$14.00

Evelyn Biehn,  
By \_\_\_\_\_ County Clerk