

KNOW ALL MEN BY THESE PRESENTS, That CHERYL C. WAHL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALVA J. MC KINNEY and BESSIE M. MC KINNEY, husband and wife, and LARRY OLSON, not as tenants in common, hereinafter called the grantee, but with the right of survivorship, 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 12, Block 9, SIXTH ADDITION TO SUNSET VILLAGE, 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 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 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 \$41,000.00

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 ®, 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 29th 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.

Cheryl C. Wahl
CHERYL C. WAHL

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.
County of Klamath)
September 29, 1986

Personally appeared the above named
CHERYL C. WAHL

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

(OFFICIAL SEAL)

Kristi L. Redd
Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of) ss.
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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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Cheryl C. Wahl
2800 California Ave. Apt. #3
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Larry Olson
3938 Rio Vista
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 tax 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

SPACE RESERVED
FOR
RECORDER'S USE

- continued from the reverse side of this deed -

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 Enterprise Irrigation District.
4. Easements, including the terms and provisions thereof, given by Martha Keller et al, to Oregon Water Corporation, a public utility of the State of Oregon, dated November 8, 1972, recorded November 9, 1972, in Volume M72, page 12926, and recorded March 5, 1973, in Volume M73, page 2293, all Microfilm Records of Klamath County, Oregon, as evidenced by Deed recorded March 5, 1975, in Volume M75, page 2521, Microfilm Records of Klamath County, Oregon.
5. Restrictions and easements as contained in plat dedication, to wit:
 "(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) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side streets;
 (4) All easements and reservations of record additional restrictions as provided in any recorded protective covenants."
6. 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 29, 1973, in Volume M73, page 8283, Microfilm Records of Klamath County, Oregon.
7. Building setback line 25 feet wide off Rio Vista Way as shown on dedicated plat.
8. Easement for public utilities, irrigation, and drainage over the rear 8 feet as shown on dedicated plat.
9. Subject to liens and assessments of Sunset Village Lighting District, if any.
10. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided
 Dated: August 26, 1974
 Recorded: August 27, 1974
 Volume: M74, page 10485, Microfilm Records of Klamath County, Oregon
 Amount: \$28,500.00
 Mortgagor: Gordon W. Swan and Doris E. Swan, husband and wife
 Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M14803)

The Grantee named herein agree to assume and pay in full the above described Mortgage.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
 of September A.D. 19 86 at 1:53 o'clock P. M., and duly recorded in Vol. M86
 of _____ Deeds on Page 17634

FEE \$14.00

Evelyn Biehn, County Clerk
 By [Signature]