

OK

67423

KNOW ALL MEN BY THESE PRESENTS, That **TRANSAMERICA FINANCIAL SERVICES**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **DAVID J. HOLLINGER and VIOLA M. HOLLINGER**, 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:

The North one-half of Lot 12, Block 7, PLEASANT VIEW TRACTS,
in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Pleasant View Tracts. 2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. 4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in Book M-83 at page 8062, and as per Ordinance No. 30, recorded May 30, 1986, in Book M-86, at page 9346. 5. Reservations including the terms and provisions thereto, as set forth in Deed from C.C. Lewis, Et ux, to B.M. Bean, et ux, recorded January 27, 1942 in**

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 Deed Volume 144 at page 467, to wit: "...the right at anytime to construct build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises 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 \$14,200.00.

~~By power of the court, the consideration herein stated is the full and true consideration for the property herein described, and the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Deed Volume 144 at page 467, to wit: "...the right at anytime to construct build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises and that~~

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 16 day of October, 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.

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.

TRANSAMERICA FINANCIAL SERVICES

BY: *John P. Ginter*

STATE OF OREGON,

County of _____, 19____

Personally appeared the above named _____

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of **Klamath**) ss.
October 17, 1986.

Personally appeared **JOHN P. GINTER** and _____ who, being duly sworn, _____ is the _____

Manager

TRANSAMERICA FINANCIAL SERVICES, 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:

Sandra Handa
Notary Public for Oregon
My commission expires: 7-23-89

(If executed by a corporation, affix corporate seal)

Transamerica Financial Services

GRANTOR'S NAME AND ADDRESS

David J. Hollinger
Viola M. Hollinger

GRANTEE'S NAME AND ADDRESS

After recording return to:

David J. & Viola M. Hollinger
P.O. Box 7576
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

David J. & Viola M. Hollinger
P.O. Box 7576
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of **Klamath**

I certify that the within instrument was received for record on the 23 day of October, 1986, at 12:09 o'clock P.M., and recorded in book/reel/volume No. M86 on page 19316 or as fee/title/instrument/microfilm/reception No. 67423, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

By *Ann Smith* Deputy

Fee: 10.00