

OA

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KNOW ALL MEN BY THESE PRESENTS, That

Samuel John Pool and Peggy Marie Pool, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dane E. Smith, Trustee of the Dane E. Smith DDS, PC, Pension and Profit Sharing Plan

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 3 (NE $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 1, Township 37 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject to:

1. Rights of the public in and to any portion of the above described property lying within the limits of roads and highways.
  2. A 60 foot right of way, including the terms and provisions thereof, to The United States of America, as disclosed by an instrument dated April 3, 1958, recorded June 11, 1958 in Miscellaneous Volume 12 at page 540, Records of Klamath County, Oregon.
  3. Reservations, including the terms and provisions thereof, as contained in deed recorded October 21, 1958 in Volume 305 at page 233, Deed Records of Klamath County Oregon, to wit: "Subject to such rights for road purposes as the United States may have under the Act of February 5, 1948 (62 Stat. 17)."
  4. Contract, including the terms and provisions thereof:
- Vendor: Samuel John Pool and Peggy Marie Pool, husband and wife  
 Vendee: Vincent Cecere and Angela Cecere not as tenants in common but with the right of survivorship  
 Dated: September 19, 1977  
 Recorded: September 26, 1977 in Book M-77, Page 18051
5. Subject to rules and regulations of Fire Patrol District.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 may be shown above

and that grantor will warrant and forever defend the above granted 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 \$8,900.00

part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 14th day of November, 1986

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.

Samuel John Pool

Peggy Marie Pool

STATE OF OREGON, County of Coos, ss.

Personally appeared the above named Samuel John Pool and Peggy Marie Pool

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

Before me: Edmond M. Klein  
 Notary Public for Oregon  
 My commission expires DEC 15, 1986

NOTE: The sentence between the symbols Ⓞ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Pool

GRANTOR'S NAME AND ADDRESS

Smith

GRANTEE'S NAME AND ADDRESS

After recording return to:

Southern Oregon Mortgage, Inc.  
 P.O. Box 1226  
 Roseburg, OR 97470 #1705

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

no change

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 17th day of November, 1986, at 12:10 o'clock P.M., and recorded in book/reel/volume No. M86 on page 20951 or as document/fee/file/instrument/microfilm No. 68286 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Ann Smith Deputy

Fee: \$10.00