

OK

50576

Vol. 788 Page 13514

KNOW ALL MEN BY THESE PRESENTS, That Maxine Wescom and Homer G. Garrett, or the survivor

to grantor paid by Benhart N. Thompson and Darlene I. Grey, or the survivor, hereinafter called the grantor, for the consideration hereinafter stated, 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:

See Attached Exhibit "A"

(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

as shown on attached exhibit "A"

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 \$25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) 0

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

WITNESS grantor's hand this 15th day of August, 1988

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.

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Maxine Wescom and Homer G. Garrett.

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

(OFFICIAL SEAL)

Before me: Joyce J. Robinson

Notary Public for Oregon

My commission expires 1/30/93

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Maxine Wescom and Homer G. Garrett
4621 Alt Court

Klamath Falls, Oregon 97603

GRANTOR'S NAME AND ADDRESS

Benhart N. Thompson
4617 Alt Court

Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Benhart N. Thompson

4617 Alt Court

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Benhart N. Thompson and Darlene I. Grey

4617 Alt Court

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of } ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume, on page, or as fee/file/instrument/microfilm/reception No., Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

ct
15.00

EXHIBIT "A"

13515

Lot 2, Block 2, Tract No. 1085, COUNTRY GREEN, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
Note: Country Green to be serviced by South Suburban Sanitary District until East Suburban Sanitary District is in operation as disclosed by Agreement recorded May 14, 1974 in Book M-74 at page 5999, Microfilm Records.
2. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc., dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records. "there will be a \$51.00 connection fee for water."
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 30, 1974 Book M74 Page 9272, amended June 30, 1975 in Book M-75 at Page 7360, Amended Decree filed July 11, 1979 in Case #78-525E.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Country Green.
5. An easement dated August 13, 1974, recorded August 15, 1974 in Book M-74 at page 9954, Microfilm Records, in favor of Pacific Power & Light Co. thereof, contained in Deed from Henley Land Company to Don E. Wescom and Maxine Wescom, husband and wife dated September 19, 1975, recorded September 26, 1975 in Book M-75 at page 11721, Microfilm Records.
7. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile home, and any interests or liens disclosed thereby.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ Aug. _____ A.D. 1983 at 11:16 o'clock _____ A.M. and duly recorded in Vol. M88
of _____ Deeds _____ on Page 13514

FEE \$13.00

Evelyn Biehn

County Clerk

By Pauline Mullenbach