

07-08-24410-24 RD

KNOW ALL MEN BY THESE PRESENTS, That CHESTER L. WILSON & ADELINE WILSON, TRUSTEES OF THE CHESTER WILSON TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDALL ALAN HIRSCHBOCK and BARBARA LEE HIRSCHBOCK, 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 Easterly 80 feet of the Westerly 160 feet of Tract 9, HOMELAND TRACTS NO. 2, 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, 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 \$ 18,000.00

However, the actual consideration consists of or includes other property or value given or promised which is this whole consideration (indicate which). (The sentence between the brackets, 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 30th day of July, 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)



CAROL COSTA
Notary Public - Nevada
Douglas County
My Appointment Expires Nov. 1, 1988

STATE OF OREGON, Nevada) ss.

County of Douglas)
July 30, 1986

Personally appeared the above named

Chester L. Wilson & Adeline Wilson

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

Before me:

Carol Costa

(OFFICIAL SEAL)

Notary Public for Douglas County, Nevada

My commission expires:

X Chester L. Wilson Trustee
Chester L. Wilson, Trustee

X Adeline Wilson Trustee
Adeline Wilson, Trustee

STATE OF OREGON, County of) ss.
July 30, 1986

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)

Chester L. & Adeline Wilson, Trustees
827 Lyell Way

Gardnerville, NV 98410

GRANTOR'S NAME AND ADDRESS

Randall Alan Hirschbock & Barbara Lee Hirschbock

5961 Delaware, Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Barbara Lee Rodgers

89 Del Fatti Lane

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

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

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Any improvement located upon the insured property which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308 ORS.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. Reservations, conditions and restrictions, including the terms and provisions thereof, as contained in plat dedication, to wit:
"dedicate, donate and convey to the public for public use forever, the roads, irrigation ditches and drains shown on Homeland Tracts No. 2 as platted hereon."
6. Reservations as contained in Deed recorded April 17, 1942 in Volume 146, page 535, Deed Records of Klamath County, Oregon, to wit:
"Subject however, to all right of way easements of the Enterprise Irrigation District and subject to the right of the grantors, their heirs and assigns, to construct and maintain on and across the said premises so granted for the purpose of constructing and maintaining such ditches, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appurtenant, and also all their estate, right, title and interest in and to the same, including dower and claim of dower; this conveyance, however is made with further consideration that the grantee, heirs or assigns will not use the premises for other than residential purposes and will not construct nor erect any residence on the said premises, the first cost of which shall be less than \$1,500.00; and any violations of such covenant shall work a forfeiture of the estate of the grantee, heirs, or assigns in and to the said premises and shall vest in the grantors, heirs or assigns, the right to re-enter the said premises and their former estate therein."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 8th day
of July A.D. 1994 at 10:24 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 21133.

FEE \$35.00

Evelyn Blehn ~ County Clerk
By [Signature]