

9122

28-3565

COPY

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# Warranty Deed

This Indenture Witnesseth, That SHADOW HILLS DEVELOPMENT CORPORATION, an Oregon corporation,

herein called "grantor," in consideration of THREE THOUSAND FIVE HUNDRED AND NO/100 Dollars to it paid, has bargained and sold and by these presents does grant, bargain, sell and convey to

CRAIN-FISHER CONSTRUCTION, INC., an Oregon corporation,

herein called "grantee," its successors and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

Lot 17 and the Northerly 27 feet of Lot 18, Block 3, SHADOW HILLS NO. 1. SUBJECT TO: (1) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District. (2) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Shadow Hills No. 1. (3) Utility easements as delineated on the recorded plat along the rear 8 feet of subject property. (4) Easement created by instrument, including the terms and provisions thereof, dated November 15, 1962, recorded December 21, 1962, in Book 342, Page 155, Deed Records, in favor of Pacific Power & Light Company for right of way for transmission line. (5) Lien for sewer in favor of the City of Klamath Falls. (6) 1972-73 real property taxes which are now a lien but not yet due and payable,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee, its successors and assigns forever. Said grantor does covenant to and with said grantee, its successors and assigns, that it is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that it and its successors and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$3,500.00.

IN WITNESS WHEREOF, SHADOW HILLS DEVELOPMENT CORPORATION, pursuant to a resolution of its Board of Directors, has caused these presents to be signed by its President and Secretary this 17 day of October, 1972.

SHADOW HILLS DEVELOPMENT CORPORATION

By Charles A. Fisher President  
By Robert V. Shuck Secretary

H. F. SMITH  
Attorney at Law  
533 Main Street  
Klamath Falls, Oregon

12249

STATE OF OREGON }  
County of KLAMATH } ss. \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above-named

know to me to be the identical person described as grantor in the within Deed, and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON  
My commission expires \_\_\_\_\_

STATE OF OREGON }  
County of KLAMATH } ss. \_\_\_\_\_ October \_\_\_\_\_, 1972.

Personally appeared CHARLES A. FISHER and ALBERT V. SCHMECK, who, being first duly sworn, did say that they are the President and Secretary, respectively, of SHADOW HILLS DEVELOPMENT CORPORATION, an Oregon corporation,

and that the foregoing Deed was signed in behalf of said corporation by authority of its Board of Directors; and they acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON  
My commission expires \_\_\_\_\_

Warranty Deed

From

To

Recording Data:

STATE OF OREGON  
County of Klamath  
Filed for record at request of  
TRANSAMERICA TITLE INS. CO.  
on this 20th day of October A.D. 1972  
at 10:10 o'clock A.M. and  
recorded in Vol. M 72 of DEEDS  
pg. 12248  
Wm D. MILNE, County Clerk  
By *Hugh D. Wright*  
Fee \$ 4.00

Return to:

44-561  
570-1111  
City