

92168

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD W. CHRISTIANSEN and DELORES J. CHRISTIANSEN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BYRON PAUL MAXWELL, and VIVA LEONA MAXWELL, 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:

Lot 54 of FIRST ADDITION TO SUMMERS LANE HOMES, Subject to:

1. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land;
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District;
3. Regulations, including levies, liens, assessments, rights-of-way and easements of the South Suburban Sanitary District;
4. An easement created by instrument, including the terms & provisions thereof, dated 3/16/09, recorded 3/16/09, in Book 25 at page 628 Deed Records, in favor of United States of America;
5. Covenants, easements and restrictions, but omitting restrictions if any, based on race, color, religion or national origin, imposed (SEE REVERSE)

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 those so-above stated

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 \$ 27,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, 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 20th day of August, 1974, if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors, known as the State of Oregon

(If executed by a corporation, affix corporate seal)

Notary Public for Oregon

State of Oregon, County of Klamath, ss. 1974, August 20th day of August, 1974.

STATE OF OREGON,

County of Klamath, ss.

BE IT REMEMBERED, That on this 20th day of August, 1974, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Dolores J. Christiansen

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon

My Commission expires August 27, 1977

After recording return to:  
Mr. and Mrs. Byron P. Maxwell

NAME, ADDRESS, ZIP  
First Federal Savings & Loan  
Association, Inc. and Nat'l.  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

FOR  
RECORDER'S USE  
in book \_\_\_\_\_ on page \_\_\_\_\_ of 23  
file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of  
County of Klamath.

By \_\_\_\_\_ Deputy



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CONTINUED FROM REVERSE.  
 by instrument, including the terms thereof, recorded December 12, 1958 in Book 307 at page 441, Deed Records;  
 6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of FIRST ADDITION TO SUMMERS LANE HOMES;  
 7. Trust Deed, including the terms and provisions thereof, dated May 1, 1972, recorded May 2, 1972, in Book M-72 at page 4683, Microfilm Records, given to secure the payment of \$16,500.00, with interest thereon and such future advances as may be provided therein, executed by Richard W. Christiansen and Delores J. Christiansen, husband and wife, to William Ganong, Jr., Trustee for beneficiary First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which Trust Deed is assumed by the Grantees herein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
 Filed for record at request of TRANSAMERICA TITLE INS. CO  
 this 20th day of AUGUST A. D. 1974 at 3:15 o'clock P. M., and  
 duly recorded in Vol. M 74, of DEEDS on Page 10153  
 FEE \$ 4.00  
 W. D. MILNE, County Clerk  
*[Signature]*