

95900

KNOW ALL MEN BY THESE PRESENTS, That Kenneth Lynn Womer and Neoma Faye Womer, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Raymond R. Kilmer and Mary Jane Kilmer, 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 Southeasterly 9 feet of Lot 3, all of Lot 4 and the Northwesterly 6 feet of Lot 5 in Block 10 of Eldorado Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon

(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 subject to reservations, restrictions, easements and rights-of-way of record and those apparent on the land, and also except subject to (see reverse)

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 \$ 26,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 17 day of December, 1974, 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)

STATE OF OREGON,
County of Klamath
December 17, 1974

STATE OF OREGON, County of _____ ss.
Personally appeared _____, 19____.

Personally appeared the above named Kenneth Lynn Womer and Neoma Faye Womer

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

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:
(OFFICIAL SEAL) Robert A. Tucker
Notary Public for Oregon
My commission expires 10-13-78

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Kenneth Lynn & Neoma Faye Womer

GRANTOR'S NAME AND ADDRESS

Raymond R. & Mary Jane Kilmer

GRANTEE'S NAME AND ADDRESS

After recording return to:

1st Federal St
540 Main
K. Falls, OR 97601

NAME, ADDRESS, ZIP

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

Raymond R. & Mary Jane Kilmer
same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

RECEIVED
DEC 17 1974
2:30 pm

Conditions and restrictions contained in deed from State of Oregon, by and through its State Highway Commission, to Wilson Title and Abstract Co., Trustee, dated July 22, 1949, recorded June 9, 1950, in Deed Volume 239, page 370, records of Klamath County, Oregon, as follows: "The acceptance of this instrument by and through the grantee shall forever operate as a complete restriction of all rights of ingress and egress to and from all streets, lots, blocks and alleys abutting on property to which title is held by grantor lying Southwesterly from the plat of Eldorado Addition between Eldorado Boulevard and Van Ness Avenue as shown on said plat. This condition and restriction shall run with the land and shall not be subject to modification, cancellation or destruction by adverse user or estoppel, no matter how long continued," and also subject to easement, including the terms and provisions thereof, given by Donald L. Sloan et ux, to the California Oregon Power Company, a California corporation, dated November 28, 1950, recorded December 1, 1950, in Deed Volume 243, page 569, records of Klamath County, Oregon, affects Lots 4 and 5.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 17th day of DECEMBER A.D. 1974 at 2:30 P.M., and

duly recorded in Vol. M 74, of DEEDS on Page 15989

FEE \$ 4.00

Wm D. MILNE, County Clerk

By Hazel L. Ingle