

1-1-74

2658

WARRANTY DEED

Vol. 75 Page 7862

KNOW ALL MEN BY THESE PRESENTS, That ROWLAND D. CAMPBELL and RUTH R. CAMPBELL, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM E. PARSONS and PATRICIA M. PARSONS, 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 61 in Merryman's Replat of Vacated Portion of Old Orchard Manor, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith;
3. Reservations and restrictions contained in the dedication of Merryman's Replat of Vacated Portion of Old Orchard Manor, as follows: "Subject to all of the conditions and reservations made for the original plat of Old Orchard Manor contained in that certain Declaration of Conditions and Restrictions recorded in Klamath County Deed Records, Volume 245, page 361 (over)"

(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 as hereinabove 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 \$ 26,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which): (The sentence between the symbols @, if not applicable, should be deleted. See OARS 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 17th day of July, 1975; 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 ) ss.  
July //, 1975

Personally appeared the above named ROWLAND D. CAMPBELL and RUTH R. CAMPBELL husband and wife,

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

(OFFICIAL SEAL)

Susan Kay Way

Notary Public for Oregon

My commission expires 6/4/77

STATE OF OREGON, County of ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Mr. and Mrs. Rowland D. Campbell  
1026 Homedale Road  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. William E. Parsons  
1127 Applewood Street  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording, send to Mrs. William E. Parsons

1127 Applewood Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Department of Veteran's Affairs  
1225 Perry Street, S. E.  
Salem, Oregon 97310  
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

7863

4. Building Restrictions as shown on the plat of Merryman's Replat of Vacated Portion of Old Orchard Manor, as follows: "(1) Lots are for residential purposes only and are limited to one residence per lot. (2) Easements for installation and maintenance of utilities and drainage are reserved in 7.0 foot strips of land along the rear of all lots."

5. A 20 foot building setback line as shown on the plat of Merryman's Replat of Vacated Portion of Old Orchard Manor.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO  
this 11th day of JULY A. D. 19 75 at 3:00 o'clock PM., and  
duly recorded in Vol. M. 75, of DEEDS on Page 7862

FEE \$ 6.00

By Wm D. MILNE, County Clerk  
Glazel Drazel