

4131

WARRANTY DEED

Vol. 75 Page 9890

KNOW ALL MEN BY THESE PRESENTS, That Lloyd F. Gustin and Marilyn D. Gustin, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sharon L. Ward

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 9, Block 305, Darrow 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.

Subject, however, to the following:

1. Taxes for the fiscal year 1975-1976, a lien, but not yet due and payable.
2. Conditions, restrictions and easements as contained in instrument recorded November 14, 1911, in Volume 35, page 237, Klamath County, Oregon, Deed Records, to-wit:

"Subject to the express condition that no alcoholic Vinous, malt or intoxicating liquor of any kind shall ever be sold, or given away, or exposed for sale, or disposed of as a beverage in any place of public resort upon the land herein above mentioned, or any part thereof; and also on the condition that no saloon or (for continuation of this deed see reverse side of this deed)

(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 noted of record as of the date of this deed and those 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 \$17,500.00

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 22 day of August, 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)

Lloyd F. Gustin

Marilyn D. Gustin

STATE OF OREGON, )  
County of Klamath ) ss.  
August 22, 19 75.

STATE OF OREGON, County of ) ss.  
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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:

(OFFICIAL SEAL)

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

Notary Public for Oregon

My commission expires: 2-3-79

Notary Public for Oregon  
My commission expires:

Lloyd F. Gustin

GRANTOR'S NAME AND ADDRESS

Sharon L. Ward  
2442 Eberlein Street  
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mountain Title Company  
407 Main Street  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

First National Bank  
P. O. Box 3131 T-6  
Portland, Oregon 97208

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

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.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer

By Deputy

9891

place for the sale or giving away, or exposing for sale, or disposition of alcoholic, vinous, malt or intoxicating liquor of any kind to be drank upon or near the premises, shall ever be built, erected, occupied, used or maintained upon said land, or any part thereof; and this indenture is still further made, under and subject to the express condition that said land shall never be used as a dumping ground for refuse or any other matter deleterious to the health of the community, or place for the collection of swill, or as a place for the keeping or raising of hogs, all said conditions to remain in full force and effect forever."

3. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.  
The company will make an inspection of the premises and this exception may be eliminated or limited as a result thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO  
this 25th day of AUGUST 1975 at 2:20 o'clock P.M., and  
duly recorded in Vol. M 75, of DEEDS on Page 9890  
FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Dwyer