

4330

WARRANTY DEED

Vol. 75 Page 10168

STEVENS-NEES LAW PUBLISHING CO., PORTLAND, OREGON 97204

KNOW ALL MEN BY THESE PRESENTS, That JOHN M. TENA and SHERRY ANN TENA, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ORVIN R. KRAMER and JANICE M. KRAMER, 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 9, Block 2, Tract no. 1016 Green Acres, 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 appurtenant on the land;
2. Taxes for 1975-76 are now a lien, but not yet due and payable;
3. Transmission line easement granted to Pacific Power & Light Company as shown on dedicated plat and as recorded January 25, 1957 in Volume 289, page 225, Klamath County, Oregon, Deed Records;
4. Easements and restrictions as contained in plat dedication to-wit: "A 20 foot building setback from all street lines; 16 ft. drainage easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of a drainage ditch; 16 ft. utility easements as shown

(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 herein 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 \$36,900.00

~~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 or, if not applicable, should be deleted. See ORS 9.0030.)

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 28<sup>th</sup> 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.)

STATE OF OREGON,

County of KLAMATH

August 28<sup>th</sup>, 1975

Personally appeared the above named JOHN M. TENA and SHERRY ANN TENA husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12/15/78

STATE OF OREGON, County of \_\_\_\_\_ ss.

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

\_\_\_\_\_ 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. John M. Tena

5234 Primrose Lane  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Orvin R. Kramer

326 Madison Avenue  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

Mr. and Mrs. Orvin R. Kramer

326 Madison Avenue  
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 Ferry Street, S. E.  
Salem, Oregon 97310

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.

By \_\_\_\_\_

Recording Officer

Deputy

10169

on the annexed plat to provide ingress and egress for the construction and maintenance of said utilities." (Utility and Drainage Easements affect rear 8 feet);

5. Conditions and Restrictions as contained in instrument recorded July 24, 1970, in Volume M-70 page 6147, Klamath County, Oregon, Microfilm Records;

6. Terms and conditions of the Articles of Incorporation of Green Acres Improvement District recorded July 10, 1973, in Volume M-73, page 8797, Klamath County, Oregon, Microfilm Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO. 11:50  
this 29th day of AUGUST 1975 / 11:50 AM  
duly recorded in Vol. M-75 of DEEDS 10168

FEE \$ 6.00

W. C. HARRIS, County Clerk  
By *Harold Harris*