

5718

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT F. WILSON and GAIL R. WILSON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD M. SKRIP and HELEN L. SKRIP, 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 1, Block 7, Tract No. 1035, Gatewood, 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. Taxes for the fiscal year 1975-76 are now a lien, but not yet due and payable;
3. Restrictions and easements as contained in plat dedication to-wit: "Said plat being subject to a 25-foot building set-back line along the front of all lots and a 20-foot building set-back line along said side street lines. Easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk. No changes will be made in the

(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 \$ 41,900.00

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 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 September, 19 75 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~~ CALIFORNIA)
County of Santa Barbara) ss.
September 22, 19 75

Personally appeared the above named ROBERT F. WILSON and GAIL R. WILSON, husband and wife,

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

Before me: Sarah T. Roberts
(OFFICIAL SEAL)

Notary Public for ~~OREGON~~ California
My commission expires: Nov. 30, 1977

STATE OF OREGON, County of) ss.
19

Personally appeared)
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 its officers, duly authorized thereto by order of its board of directors; and each of them acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: SARAH T. ROBERTS
(OFFICIAL SEAL)
NOTARY PUBLIC - CALIFORNIA
SANTA BARBARA COUNTY
My Commission Expires Nov. 30, 1977

Mr. and Mrs. Robert F. Wilson

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Ronald M. Skrip
4880 Duftwood Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Ronald M. Skrip
4880 Duftwood Street
Klamath Falls, Oregon 97601

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

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

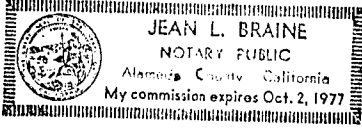
from covenan
MO
1. To P
2. Not to
3. Not to
4. Not to
5. Not to

present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns. Additional restrictions as provided in any recorded protective covenants."

4. Set back provisions as delineated on the recorded plat. (25 feet from front lot line - 20 feet along side).

5. Utility easement as delineated on the recorded plat along rear 8 feet.

6. Covenants, Conditions, Restrictions and Easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 17, 1973, in Volume M73 page 5995, Klamath County, Oregon, Microfilm Records.

State of <u>California</u>	} SS.	On this the <u>24th</u> day of <u>September</u> 19 <u>75</u> , before me,
County of <u>Alameda</u>		the undersigned Notary Public, personally appeared
		GAIL R. WILSON
		known to me to be the person(s) whose name(s) <u>is</u> subscribed to the within instrument and acknowledged that <u>she</u> executed the same for the purposes therein contained.
		IN WITNESS WHEREOF, I hereunto set my hand and official seal.
		<i>Jean L. Braine</i>

GENERAL ACKNOWLEDGEMENT FORM

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 6th day of OCTOBER 1975 at 3:47 P.M., one
duly recorded in Vol. M 75 of DEEDS on Page 12282

FEE \$ 6.00

By Hazel Drazie Notary Public, County Clerk.

from
covenan
MO
1. To
2. Not to
provid
accord
3. Not to
4. Not to
5. Not to