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FORM No. 633-WARRANTY DEED (Individual or Corr

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RESS LAW PUBLISHING CO. PORTLA Vol. 76 Page

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STEVEN KEEL and CAROL ANN KEEL, KNOW ALL MEN BY THESE FRESENTS, That. husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. GRANT and PATRICIA L. GRANT, 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 apand State of Oregon, described as follows, to-wit: pertaining, situated in the County of ____Klamath_

WARRANTY DEED

Lot 9, Block 17, Eighth Addition to SUNSET VILLAGE, 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 and/or easements of record and those apparent on the land. 2. Taxes for the fiscal year 1976-77, a lien but not yet due and payable. 3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District. 4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District. 5. Reservations and easements as contained in plat dedication, to wit: "Subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for (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 encumbrance

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. day of September , 1976 ; if a corporate grantor, it has caused its name to be signed and self affixed by its officers/duly authorized thereto by order of its board of directors. Stu, Type Lasoe ann Secl.

(If executed by a corporation, affix corporate seal)

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ATE OF OREGON,	STATE OF OREGON, County of) ss.
County of Klamath	
September 3, 1976	Personally appeared
	who, being duly sworn
Personally appeared the above named STEVEN	each for himself and not one for the other, did say that the former is th
KEEL and CAROL ANN KEEL,	president and that the latter is th
husband and wife,	secretary of
and acknowledged the foregoing instru- nt to be their voluntary act and doed. Defore me: Fricinal:	
Notaky Public for Oregon	Notary Public for Oregon
My Controlssion expires:	My commission expires:
STEVEN KEEL and CAROL ANN KEEL husband and wife,	STATE OF OREGON,
GRANTOR'S NAME AND ADDRESS	County of
ROBERT L. GRANT and PATRICIA L. GRANT, husband and wife,	I certify that the within instru- ment was received for record on the day of
	at o'clock M and recorded

SPACE RESERVED in book ...on page... or as file/reel number. RECORDER'S USE Record of Deeds of said county. Witness my hand and seal of County affixed. Recording Officer By Deputy

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construction and maintenance of said utilities, irrigation and drainage, (2) No changes will be made in the present irrigation, and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns, (3) A 25-foot building setback line on the front of all lots and a 20-foot building setback line along side street lines, (4) All Easements and reservations of record and additional restrictions as provided in any recorded protective covenants." 6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded March 25, 1975 in Volume M75, page 3318, Microfilm Records of Klamath County, Oregon.

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STATE OF OPEGON, County of Klameth Filod for record at request of

MOUNTAIN TITLE CO

m this 3rd day at SEPTEMBER A.D. 19 76 1 2;52 o'clock P M, and isite corded to Vol. M 76 of DEEDS Page 13841

Wm D, MILNE, County Clerk . 622.00 10a 199 S 6.00