

L#0140-942 MTC-2247

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

18895

WARRANTY DEED

Vol. M76 Page 14299

KNOW ALL MEN BY THESE PRESENTS, That JAMES R. GUERIN and THELMA A. GUERIN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD C. CACKA and LYNITA CACKA, husband and wife, 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, SKYLINE VIEW, 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 property under search is within the boundaries of the Skyline View District Improvement Company and is subject to the regulations, liens assessments and laws relating thereto. 4. Reservations, conditions and restrictions contained in plat dedication, to-wit: "A 20 foot building setback line along the front of all lots, a minimum foundation area of 1200 square feet on single-story residences, an eight foot easement along the back property lines of all lots for future sanitary sewers and public utilities, with right of ingress and

(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 \$ 41,300.00

~~There is no consideration paid for this transfer, stated in terms of dollars, is \$ 41,300.00~~

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 10<sup>th</sup> day of Sept, 1976; 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.  
September 10, 1976.

Personally appeared the above named JAMES R. GUERIN and THELMA A. GUERIN, husband and wife,

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

Before me: *Shirley V. Brown*

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 11-12-78

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: \_\_\_\_\_

JAMES R. GUERIN and THELMA A. GUERIN, husband and wife,

GRANTOR'S NAME AND ADDRESS

EDWARD C. CACKA and LYNITA CACKA, husband and wife,

GRANTEE'S NAME AND ADDRESS

After recording return to:

*First Federal  
Shasta Plaza*

NAME, ADDRESS, ZIP

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

*same as above*

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

SPACE RESERVED  
FOR  
RECORDER'S USE



14300

egress for maintenance and construction with no structures permitted thereon and any plantings placed thereon at the risk of the owners, and a 20 foot easement along the front of Lot 1 for ingress and egress for constructions and maintenance on the community well, and any further restrictions as may appear on individual deeds to lots." 5. Building setback line 20 feet from street as shown on dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.  
12:43 P.

this 13 th day of September A. D. 1976 at 12:43 o'clock P. M., and

duly recorded in Vol. M76, of Deeds on Page 14299

Wm D. MILNE, County Clerk

*Barbara DeLore*

Fee \$6.00