

1-1-74

19031

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That..... ROD TRAVIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TIMOTHY ROBERT MEEKS and KAYLA RAE MEEKS, 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 6 in Block 1, Tract No. 1088, FERNDAL, 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. A 25 foot building setback from Bartlett Avenue, as shown on dedicated plat. 4. Utility easement along the rear 16 feet of lot, as shown on dedicated plat. 5. Reservations as contained in plat dedication, to wit: "Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; Easements as shown on the annexed plat are dedicated to the City of Klamath Falls, or the regulation and placement of utilities, said easements to provide ingress and egress with

(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 \$ 33,900.00 . . .

(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 15<sup>th</sup> day of September, 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, } ss.  
County of Klamath  
September 15<sup>th</sup>, 1976.

Personally appeared the above named  
ROD TRAVIS

and acknowledged the foregoing instrument to be his 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.  
\_\_\_\_\_, 19\_\_\_\_.

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 be-  
half 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: \_\_\_\_\_

ROD TRAVIS  
\_\_\_\_\_  
GRANTOR'S NAME AND ADDRESS  
TIMOTHY ROBERT MEEKS and KAYLA RAE  
MEEKS, 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

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of \_\_\_\_\_  
I certify that the within instru-  
ment 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



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any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.  
this 15 day of September 12:22 A. D. 1976 at 12:22 o'clock P. M.,  
duly recorded in Vol. M76, of Deeds on Page 14482

Wm D. MILNE, County Clerk

By Sarahy De Cure

fee \$6.00