

1967 SN

19040

Vol. M76 Page 14499

KNOW ALL MEN BY THESE PRESENTS, That JAMES A. DOMSCHOT and ELLEN J. DOMSCHOT, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM A. PUTNAM and HELEN M. PUTNAM, 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 85, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. Assessment power of the Klamath Irrigation District.
3. Conditions and restrictions, but omitting restrictions if any, based on race, color, religion or national origin, recorded February 20, 1951 in Volume 245, page 361, Deed Records of Klamath County, Oregon.
4. Building restrictions as contained in plat dedication, to wit: "(1) Lots are for residential purposes only and are limited to one residence per lot. (2) Easements for installation and maintenance of utilities and drainage are reserved in 7.0 feet strips of land along the rear of all lots."
5. Building setback line 20 feet from streets as shown on dedicated plat.
6. Easement recorded January 23, 1951 in Volume 244 at page 613, Deed Records of Klamath County, Oregon in favor of California Oregon Power Company for transmission and distribution of electricity.
7. Mortgage, recorded December 16, 1974 in Volume M74, page 15941, Microfilm Records of Klamath County, Oregon for \$26,600.00; Mortgagor: Marvin E. Cary and Flora M. Cary Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

(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 shown above,

and that grantor will warrant and forever defend the above granted 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 \$34,500.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~XXXXXX~~ consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 10th day of September, 1976.

James A. Domschot
JAMES A. DOMSCHOT

Ellen J. Domschot
ELLEN J. DOMSCHOT

STATE OF OREGON, County of Coos ss. September 10, 1976
Personally appeared the above named James A. Domschot and Ellen J. Domschot

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

(OFFICIAL SEAL)

Before me: *Carole C. Kemp*
Notary Public for Oregon
My commission expires 11-25-79

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. William A. Putnam
1025 Applewood
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Mr. & Mrs. William A. Putnam
DMA - 1225 Ferry St. S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 15th day of September, 1976, at 3:34 o'clock P.M., and recorded in book M76 on page 14499 or as file/reel number 19040

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk
Recording Officer

fee \$5.00 *Carole C. Kemp* Deputy

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