

1-1-74

1976

WARRANTY DEED

Vol. M76 Page

KNOW ALL MEN BY THESE PRESENTS, That DARRYL A. HOYT and KATHLEEN A. HOYT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ORAMEL COLIN CAMPBELL and SARAH LOUISE CAMPBELL, 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 4 in Block 2 of Tract No. 1007, WINCHESTER, 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 Klamath Irrigation District.
3. Assessment power of South Suburban Sanitary District.
4. Building setback line 25 feet from street as shown on dedicated plat.
5. Easement 8 feet along rear of lot as shown on dedicated plat.
6. Reservations contain in plat dedication, to wit: "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 map for construction and maintenance of public utilities, irrigation and drain ditches, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk;

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued)

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 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 \$ 24,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (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 17 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)

DARRYL A. HOYT
KATHLEEN A. HOYT

STATE OF OREGON,

STATE OF OREGON,

) ss.

County of Klamath)
September 17, 1976

Personally appeared

and

each for himself

being duly sworn,

the former is the

the latter is the

Personally appeared the above named
Darryl A. Hoyt and Kathleen A.
Hoyt

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

and that the seal of said corporation is hereunto set and sealed in be-
half of said corporation, and each of its officers, duly authorized thereto by
order of its board of directors.

Before me

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Oramel Colin Campbell
745 Colinas Mira
El Cajon, Calif. 92021

NAME, ADDRESS, ZIP

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

Firstbank Mtg. Corp.
Securities Bldg
Seattle, W.A. 98101

NAME, ADDRESS, ZIP

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.

SPACE RESERVED
FOR
RECORDER'S USE

By Recording Officer
Deputy

(continued)

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No changes will be made in the 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."

7. Covenants, conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded September 21, 1970 in Volume M70, page 8316.
8. Trust Deed, including the terms and provisions thereof, recorded December 29, 1972 in Volume M72, page 15088, Grantor: Darryl A. Hoyt and Kathleen A. Hoyt, Trustee: Klamath County Title Company; Beneficiary: Firstbank Mortgage Corporation.

Which Grantees assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 17th day of September A. D. 19 76 at 3:12 o'clock P. M., and

fully recorded in Vol. M76, of Deeds on Page 14631

Wm D. MILNE, County Clerk

By Anthony DeCone

Fee \$6.00