

L#0140-950 MTC-2321

MTC

14851

FORM No. 632-WARRANTY DEED (Individual or Corporate)

1-1-74

19304

WARRANTY DEED

Vol. MTC Page

KNOW ALL MEN BY THESE PRESENTS, That STEVEN KEEL and CAROL ANN KEEL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARRY J. HULSTEIN, and Jo Anne M. Hulstein, 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 10 in Block 12, 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 1976-1977, 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

(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 \$ 40,900.00. ~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 40,900.00. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 40,900.00. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 40,900.00.~~ (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 15th 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,)
County of Klamath) ss.
September 15, 1976

Personally appeared the above named STEVEN KEEL and CAROL ANN KEEL, husband and wife,

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

Before me, *James W. 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: _____

STEVEN KEEL and CAROL ANN KEEL, husband and wife

GRANTOR'S NAME AND ADDRESS

GARY J. HULSTEIN and JO ANNE M. HULSTEIN, husband and wife

GRANTEE'S NAME AND ADDRESS

After recording return for:

First Federal State Plaza

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____

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

provide ingress and egress for 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 22nd day of September 1976 at 12:46 o'clock P. M., and

duly recorded in Vol. M76, of Deeds on Page 14851

Wm D. MILNE, County Clerk

fee \$6.00

By Barry DeLore