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WARRANTY DEED

vol. 116 Page 19768

KNOW ALL MEN BY THESE PRESENTS, that WEYERHAEUSER REAL ESTATE COMPANY, a corporation duly organized and existing under the laws of the State of Washington, hereinafter called, "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RICHARD C. STRUBEL and DIANE M. STRUBEL, husband and wife, hereinafter called, "Grantees", and Grantees' 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 19 in Block 5, First Addition to Bley-Was Heights (Section 3, Township 37 South, Range 14 East of Willamette Meridian, Klamath County, Oregon), according to the official plat thereof as recorded in Book 20, Page 27A, in the office of the County Clerk of Klamath County, Oregon. Tract Number 1102.

SUBJECT TO:

Easements and rights of way of record and those apparent on the land; Declaration of Covenants, Conditions and Restrictions dated the 13th day of June, 1974, wherein Weyerhaeuser Company is Declarant, recorded in Deed Records of Klamath County M-74, Pages 7311 on the 13th day of June, 1974, and re-recording of Declaration of Covenants, Conditions and Restrictions dated July 18, 1974, recorded in Deed Records of Klamath County M-74, Page 8744 on the 18th day of July, 1974.

By acceptance hereof, Grantees acknowledge

1. that Grantor, and all other owners of lots in the plats referenced below, are currently organizing "Bley-Was Heights Owners Association", pursuant to Oregon Law, to be an association of all owners of lots in the plats of Bley-Was Heights and First Addition to Bley-Was Heights, according to the plats thereof recorded in Book 20 of Plats, Pages 26A and 27A, Klamath County Records, and
2. that it is intended that the primary purposes of such Association shall be to acquire title to, manage such portions of the platted property as are to be conveyed to it for the common use and

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19769

benefit of all such owners and that membership in such Association shall be in common with and appurtenant to the ownership of all other lots in said plats and subject to payment of assessments therefor;

in consideration of the foregoing Grantees covenant and agree that such appurtenant membership shall become effective immediately after said Association is established.

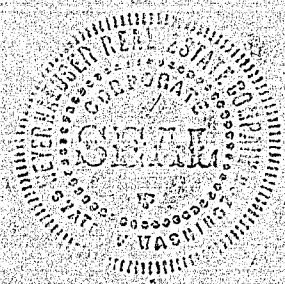
TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns, forever.

And said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth; 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 \$3,250.00.

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

Done by order of the Grantor's Board of Directors, with its corporate seal affixed this 11th day of November, 1976.



WEYERHAEUSER REAL ESTATE COMPANY

By: John W. Keighton Jr.
Title: Vice President

Attest: Robert H. Mogensen
Assistant Secretary

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this 15th day of November, 1976, before me personally appeared

19770

John W. Creighton, Jr. and Robert N. Mogensen,
to me known to be the Vice President and
Assistant Secretary, respectively, of WEYERHAEUSER REAL ESTATE COMPANY,
the corporation that executed the within and foregoing instrument, and
acknowledged said instrument to be the free and voluntary act and deed
of said corporation, for the uses and purposes therein mentioned, and on
oath stated that they were authorized to execute said instrument and that
the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal the day and year first above written.



Robert J. Morris
Notary Public in and for the State of
Washington, residing at Puyallup

My commission expires:

January 21, 1977

STATE OF OREGON; COUNTY OF KLAMATH; E

Filed for record 5:30 on 12/9/76

This 9th day of DECEMBER A. D. 1976 at 10:32 o'clock A.M.
duly recorded in Vol. M 76, of DEEDS on Page 19768
FEE \$ 9.00 Wm. D. MILNE, County Clerk

By Hazel Dray

per Richard C. Strubel
Box 508
13th Ave 97601