

28088

## WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

6300

KNOW ALL MEN BY THESE PRESENTS, That J. RICHARD O'CONNELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York Corporation, 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 8 in Block 1 of GREEN ACRES, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

BEING the same premises which Paul Cecil Maggard and Kay Francis Maggard, husband and wife, by Deed dated September 16, 1974 and recorded in Klamath County, in the Office for the Recording of Deeds, in Deed Book Volume M74 at page 12360, granted and conveyed unto J. Richard O'Connell and Betty J. O'Connell, husband and wife, in fee.

AND the said J. Richard O'Connell and Betty J. O'Connell, were divorced under Decree of Divorce, No. 75-146E.

Continued on Exhibit "A" attached hereto and made a part hereof.

(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

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 \$.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 1 day of April, 1977; 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)

J. Richard O'Connell (SEAL)

STATE OF OREGON, }  
County of KING } ss.  
April 1, 1977

Personally appeared the above named J. RICHARD O'CONNELL and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon  
My commission expires: April 21, 1981

STATE OF OREGON, County of } ss.  
April 1, 1977

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 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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Union Title Company  
PO Box 844  
Salem, Oregon 97308  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Same as above  
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



## SUBJECT TO:

1. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land;
2. Right-of-way for pole line, including the terms and provisions thereof, given by J.W. Whiteline to The California Oregon Power Company by Deed dated September 9, 1946, recorded October 26, 1946 in Vol. 197 page 413, Deed records of Klamath County, Oregon;
3. Easement, including the terms and provisions thereof, given by J.W. Whiteline to R.P. Breitenstein, et ux, dated March 31, 1950, recorded March 31, 1950, in Vol. 237 page 641, Deed Records of Klamath County, Oregon;
4. Right-of-way, including the terms and provisions, thereof, given by Charles M. Ohles and Amy Edith Ohles, husband and wife, and J.W. Whiteline, a single man, to the California Oregon Power Company, a California corporation, dated January 16, 1957, recorded January 21, 1957, in Vol. 289 page 225, Deed Records of Klamath County, Oregon;
5. These premises are within the boundaries of GREEN ACRES IMPROVEMENT DISTRICT, and are subject to rules and regulations, levies, assessments and easements thereof, if any.
6. Dedication of restrictive Covenants for GREEN ACRES, recorded July 24, 1970 in Vol. M70 page 6147, Microfilm records of Klamath County, Oregon;
7. Reservations and restrictions contained in the dedication of GREEN ACRES.

UNDER AND SUBJECT to a certain first mortgage given to First Federal Savings and Loan Association of Klamath Falls which has a current principal balance of \$27,660.16.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 14th day of APRIL A. D. 19 77 at 2:38 o'clock P. and

duly recorded in Vol. N 77, of DEEDS on Page 6300

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drazic