

1-1-74

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WARRANTY DEED

Vol. 77 Page

6654

KNOW ALL MEN BY THESE PRESENTS, That PAMELA J. KRIEGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STAN & MARIAN SEVRUK

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:

Lots 43 and 44 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; pending proceedings for vacating, opening or changing of streets or highways preceding entry of the ordinance or order therefor.

(2) Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possessions thereof.

(3) Easements, claims of easement or encumbrances which are not 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

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 \$10,650.00. 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 18 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.

Pamela J. Krieger

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
April 19, 1977

Personally appeared the above named Pamela J. Krieger

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

Before me: *Marian Elsomore*

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 1-18-81

STATE OF OREGON, County of) ss.
19

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.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Pamela J. Krieger
1822 Fargo Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Stan & Marian Sevruk
5213 Harlan Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Stan & Marian Sevruk
5213 Harlan Drive
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Stan & Marian Sevruk
5213 Harlan Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

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.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer
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shown by the public records; unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.

(4) Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

(5) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

(6) Rules, regulations and assessments of South Suburban Sanitary District.

(7) Reservations and restrictions in the dedication of Casitas, as follows: "...hereby dedicate, donate and convey to the public for public use forever the roads and irrigation laterals shown (→) and drains shown (→) on Casitas, as platted hereon."

(8) Reservations and restrictions contained in Deed from R. E. Wright and Alice V. Wright, his wife, to Elizabeth M. Kellison, dated July 31, 1944, recorded August 13, 1951 in Deed Volume 249, Page 151, records of Klamath County, Oregon, as follows: "...but reserving unto the grantors, their heirs and assigns, as owners of the other lots in said Casitas, the perpetual right and easement to construct, operate and maintain drainage and/or irrigation ditches along and across said real property for the benefit of such other lots."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record XXXXXXXXXXXX

this 20th day of APRIL A. D. 1977 at 9:59 o'clock P. M., and
duly recorded in Vol. M 77 of DEEDS on Page 6654

FEE \$ 6.00

Wm D. MILME, County Clerk

Harold Dragne