

A-28250

FORM No. 633—WARRANTY DEED (Individual or Corporate)

STANDARD LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

33178

WARRANTY DEED

Vol. 11 Page 13518 ⑨

KNOW ALL MEN BY THESE PRESENTS, That EUGENE K. BOWERS and CAROL A. BOWERS, husband and wife - - - hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS W. ROBINSON and LINDA M. ROBINSON, 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:

All of that portion of Lot 3 in Block 2 of ROLLING HILLS, Tract 1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions contained in the dedication of Rolling Hills as follows: "...said plat being subject to the following restrictions: (1) Building setback lines of 75 feet from the centerline of the street on which the lot fronts and 50 feet from the centerline of the street which the lot sides. (2) Public utilities easements 16 feet in width centered on all side and back lot lines. (3) One foot reserving strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoining property is properly developed. (4) All sanitary facilities subject to

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (continued on reverse)

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 agreements, conditions, reservations, restrictions, easements, rights of way of record, those apparent on the land and that which is stated above and on the reverse of this document

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 \$60,000.00

① 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) ② (The sentence between the symbols ①, 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 28 day of July, 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)

Eugene K. Bowers
Carol A. Bowers

STATE OF OREGON,

County of Klamath

July 28, 1977

Personally appeared the above named
Eugene K. Bowers and Carol A.
Bowers

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

(OFFICIAL SEAL)

Before me,
Notary Public for Oregon
My commission expires: 9-23-77

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Eugene K. and Carol A. Bowers

GRANTOR'S NAME AND ADDRESS

Dennis W. and Linda M. Robinson
6608 Reeder Road
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath County Title Company
422 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dennis W. and Linda M. Robinson
6608 Reeder Road
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the _____ day of _____, 1977,

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.

WM. D. MIINE, County Clerk

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

(continued from front)

the approval of the Oregon Department of Environmental Quality. (5) Access to Reeder Road, a county road, is hereby vacated for lot 5, Block 1 and 195 7, block 2. (6) Access to the proposed road adjacent to the north boundary of said "Rolling Hills" is hereby vacated for lots 1, 9, 10, 11, 13, 14, and 15, block 1 and all of block 3. (7) Drainage easements as shown on the annexed plat."

2. Rules, regulations, and assessments of Rolling Hills Road and Drainage Association.

3. Restrictive Covenants for Rolling Hills, Tract No. 1099, recorded October 16, 1974, Volume M74 page 13496, Microfilm Records of Klamath County, Oregon, and amended by instrument recorded October 1, 1975, Book M75, page 11919, Microfilm Records of Klamath County, Oregon.

4. Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded October 15, 1974, in Book M74, page 13469, Microfilm Records of Klamath County, Oregon.

5. Mortgage, including the terms and provisions thereof, given by Gerald O. Herman and Karen L. Herman, husband and wife, to the State of Oregon, represented and acting by the Director of Veterans' Affairs, dated January 28, 1976, recorded February 5, 1976, in Volume M76, page 1761, Microfilm records of Klamath County, Oregon, to secure the payment of \$35,000.00, which mortgage grantees expressly assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~BOOK 66~~ ~~XX~~

this 28 day of July A. D. 19 77 at 2:32 P M., and

July recorded in Vol. M 77, of Deeds on Page 13518

Fee \$6.00

By *Patricia Cullough* Wm D. MILNE, County Clerk