

33317

Vol. 17
WARRANTY DEED

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

2160-60-1153

Pg 13724

A-27790

KNOW ALL MEN BY THESE PRESENTS, That THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Theodore E. Simpson, Jr. and Judith R. Simpson, husband & 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 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 J. Richard O'Connell, by Deed dated the 1st day of April A.D. 1977, and recorded in Klamath County in the Office for the Recording of Deeds, in Deed Book Volume M77, page 6300, granted and conveyed unto The Equitable Life Assurance Society of the United States, a New York Corporation, in fee. Continued on Exhibit "A" attached hereto and made a part hereof:

AND the Grantor covenants and agrees to and with Grantee, that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the above described property against all persons lawfully claiming or to claim the same by, through or under the Grantor, the Grantor will WARRANT and DEFEND.

(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 aforesaid,

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 \$39,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 15th 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)

STATE OF OREGON,

County of _____ ss.

Personally appeared the above named _____, 19____.

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

By _____ President
Attest: _____ Secretary
Helen C. Patrick, Asst. Secretary
STATE OF NEW YORK, County of New York, ss.

Personally appeared Henry S. Faircloth, Asst. Vice President
Helen C. Patrick, Asst. Secretary, who, being duly sworn, each for himself and not one for the other, did say that the former is the Asst. Vice president and that the latter is the Asst. Secretary of THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, 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: _____

Notary Public for Oregon
My commission expires: _____

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.

Recording Officer

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Theodore E. Simpson
3545 S. E. 35th Circle
Troutdale, OR 97060
NAME, ADDRESS, ZIP

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

Mr. and Mrs. Theodore E. Simpson
5225 Primrose Lane
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~this 1st day of August A. D. 1977 at 1:27 o'clock P. M., on
day recorded in Vol. M 77 of Deeds on Page 13724

Wm D. MILNE, County Clerk

Fee \$6.00

By Hazel Brazil