

01-10828

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WARRANTY DEED

Vol. 17 Page 14579

KNOW ALL MEN BY THESE PRESENTS, That KENNETH E. HARTWELL and LUELLA M. HARTWELL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WENDLING STEPHEN KESSLER, 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 16 of OLD ORCHARD MANOR TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject, however, to the following:
1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Old Orchard Manor.
3. An easement created by instrument, including the terms and provisions thereof, Recorded: September 1, 1950, Book: 241, Page: 518; In favor of: Pacific Power and Light Company; For: Right of way, five feet in width and for transmission and distribution of electricity.

(For continuation of this description, see reversed side of this Deed)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$29,500.00. ~~However, the actual consideration consists of \$29,500.00 plus \$2,500.00 for the purchase of the land, 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 10th day of August, 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 Klamath, ss.
August 10, 1977

Personally appeared the above named Kenneth E. Hartwell and Luella M. Hartwell, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: MARCH 20, 1981

STATE OF OREGON, County of Klamath, ss.

Personally appeared _____, 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:

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.

Recording Officer
Deputy

By

After recording return to:

Kla First Fed.
540 Main

NAME, ADDRESS, ZIP

Until a change is requested all fax statements shall be sent to the following address:

Wendling Kessler
1825 Painter

NAME, ADDRESS, ZIP

4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded: February 20, 1951; Book: 245; Page: 361.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 11th day of AUGUST A. D. 1977 at 11:33 o'clock AM, and

duly recorded in Vol. 477, of DEEDS on Page 14579

Wm D. MILNE, County Clerk

FEE \$ 6.00

By Hazel Drayton