

MTC 1659-46219

34943

WARRANTY DEED—STATUTORY FORM
CORPORATE GRANTOR

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FORT COE COMPANY

a corporation

duly organized and existing under the laws of the State of Oregon Grantor, conveys and warrants to Walter Hendershot, Jr. and Joyce L. Hendershot, Husband & wife Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon to-wit: Lot 8, Block 11, FIFTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District. (for continuation of this deed see reversed side of this document)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is 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;

The true consideration for this conveyance is \$52,000.00 (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on August 26, 1977.

(CORPORATE SEAL)

By Hal F. Coe President
By Bonnie B. Coe Secretary

County of Klamath, ss. August 26, 1977
I, Hal F. Coe and Bonnie B. Coe

sworn, did say that the former is the president and that the latter is the Secretary of Fort Coe Company, a corporation, and that the seal 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 the instrument to be its voluntary act and deed.

Before me: Harlene L. Addington
Notary Public for Oregon; My commission expires: 3-22-81

WARRANTY DEED

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Mr. & Mrs. Walter Hendershot, Jr.
Box 3, Box 101 A
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

1st Federal Savings & Loan Assn.
530 Main St.
City, 97601

NAME, ADDRESS, ZIP

STATE OF OREGON

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.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By _____ Deputy

3. Building setback line 25 feet from street, as shown on dedicated plat.
4. Public utilities easement 8 feet along rear, as shown on dedicated plat.
5. Reservations and easements as contained in plat dedication, to-wit: "(1) Easements for future public utilities, irrigation, and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation, and drainage, (2) No changes will be made in the present irrigation, and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns, (3) Building setback lines as shown on the annexed plat, (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded June 13, 1972 in Volume M72, page 6318, Microfilm Records of Klamath County, Oregon.
7. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:
- Dated: May 22, 1975.
- Recorded: May 27, 1975 in Volume M75, page 5814, Microfilm Records of Klamath County, Oregon
- Amount: \$35,100.00
- Grantor: Victor J. Allen and Oneta B. Allen, husband and wife
- Trustee: William Ganong
- Beneficiary: First Federal Savings and Loan Association, which Grantees assume and agree to pay to First Federal Savings and Loan Association the present balance of which is \$34,380.46.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 30th day of August A. D. 1977 at 3:23 clock P.M., and

duly recorded in Vol. M77, of DEEDS on Page 16041

Wm D. MILNE, County Clerk

FEE \$ 6.00

[Signature]