

42000

Vol. ^m 78 Page 1265

MTC 4889

WARRANTY DEED

VERA INEZ JONES, Grantor conveys and warrants to KLAMATH COUNTY, a political subdivision of the State of Oregon, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

PARCEL 1: Lot 7, Block 24, Original Town of Linkville, now City of Klamath Falls, Oregon, according to the duly recorded plat thereof, reserving and excepting a strip 12 feet wide along the Southerly line of said lot for right of way for ingress and egress to owners and the public serving them of Lots 2 and 3 in said Block, said strip to be entirely in Lot 7.

PARCEL 2: Lots 1 and 2 of Block 24 of Linkville plat, City of Klamath Falls, Oregon.

PARCEL 3: The West 1/2 of vacated Cedar Street.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Sewer use charge, if any, due to City of Klamath Falls;
3. Easement for existing public utilities in vacated street area and the conditions imposed thereby, if any by Ordinance No. 6006, recorded in Volume 318, page 33, Records of Klamath County, Oregon;
4. Easement, including the terms and provisions thereof, granted to the City of Klamath Falls for sewer, recorded in Volume 88, page 476, Records of Klamath County, Oregon;
5. Subject to the party entrance agreement between E. L. Hopkins and S. A. Hopkins on the onepart and the Baldwin Estate Company, et al on the other part entered into March 13, 1930, and recorded March 24, 1930, in Volume 91 at page 101 of the Deed Records of Klamath County, Oregon, and the benefits under said agreement running to the owners of Lots 1 and 2, which benefits inure to the buyer herein, but subject to the benefits retained to the uses of Charles R. Baldwin, W. W. Baldwin and F. Zim Baldwin, under the terms of said agreement;
6. No liability is assumed if a financing statement is filed in the office of the County Clerk covering fixtures wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block.

WARRANTY DEED, PAGE ONE.

78 JAN 29 PM 12 57

1266

The true and actual consideration paid for this conveyance is the sum of \$70,000.00.

WITNESS Grantor's hand this 18th day of January, 1978.

Vera Inez Jones

STATE OF OREGON)
County of Klamath) ss.

Personally appeared VERA INEZ JONES and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Herman F. Smith
NOTARY PUBLIC FOR OREGON
My Commission Expires:

AFTER RECORDING RETURN TO:

Bairin & Bairin
110 North 6th
City

STATE OF OREGON; COUNTY OF KLAMATH, ss.

Filed for record at request of _____
this 20 day of Jan A. D. 1978 at 12:57 o'clock P. M., and
tuly recorded in Vol. M 78, of deed on Page 1265

Wm D. MILNE, County Clerk

Bernetha D. Helach

6.00

WARRANTY DEED, PAGE TWO.