

1#01-41492 T/A 38-14158

13863

WARRANTY DEED

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

Vol. 18 Page 3798

KNOW ALL MEN BY THESE PRESENTS, That David L. Daugherty and Katherine S. Daugherty, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mark J. Clark

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:

The East 60 feet of Lot 6, DE BIRK HOMES, in the County of Klamath State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. An easement created by instrument, including the terms and provisions thereof,

Recorded : December 10, 1956 Book: 288 Page: 319  
In Favor of : The California Oregon Power Company.  
(for continuation of this document see reverse 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 \$26,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which):~~ (The sentence between the symbols <sup>(1)</sup>, 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 day of February, 1973; 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)

David L. Daugherty  
David L. Daugherty

Katherine S. Daugherty  
Katherine S. Daugherty

STATE OF OREGON,  
County of Klamath  
February 27th, 1973

STATE OF OREGON, ss.  
County of Klamath, ss.  
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Personally appeared

and

Personally appeared the above named David L. Daugherty and Katherine S. Daugherty, husband and wife

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

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

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:

Before me:

(OFFICIAL SEAL) Susan K. Kowch

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 12-6-81

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal  
30 Sixth Branch

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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

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.

By

Recording Officer

Deputy

3799

5. 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 : July 15, 1958 Book: 301 Page 56  
Modified : February 26, 1960 Book: 319 Page 246.

STATE OF OREGON; COUNTY OF KLEMMING; ss  
and for record at request of Transamerica Title  
28 day of February 78 3:31  
uly recorded in Vol. M78 of Deeds Page 3798

W. D. MILES, County Clerk  
By *Bernice D. Ketch*

Fee \$6.00