

1-1-74

44098

WARRANTY DEED

Vol. 18 Page 4138

KNOW ALL MEN BY THESE PRESENTS, That DOLLY D. BUNCH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE F. CRAIN, JR., 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 5, SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:
The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary Dist. Reservations as contained in plat dedication, to wit:
"Subject to setback line as shown on plat dedication and to easements over all lots for future sewers."

SEE ATTACHED EXHIBIT "A".

(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 reservations, restrictions, rights-of-way, easements of record and those apparent upon the land,

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 \$ none
(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 3rd day of February, 1978; 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.

Dolly D. Bunch
Dolly D. Bunch, Grantor

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
MARCH 3, 1978.

Personally appeared the above named
Dolly D. Bunch

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

Before me, Donald Bert Hunkler
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3/30/81

STATE OF OREGON, County of _____) ss.
_____, 19 ____.

Personally appeared _____ and _____ 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.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Dolly D. Bunch

GRANTOR'S NAME AND ADDRESS
George F. Crain, Jr.
4016 Bristol
Klamath Falls, OR 97601

After recording return to:
George F. Crain, Jr.
4016 Bristol
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
George F. Crain, Jr.
4016 Bristol
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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.

By _____ Recording Officer
Deputy

EXHIBIT "A"

A 20 foot building setback from street as shown on plat dedication.

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 in Volume 150, page 582, Deed Records of Klamath County, Oregon.

Reservations and recitals as shown in instrument recorded October 25, 1943, in Book 159, at page 332, Deed Records of Klamath County, Oregon, omitting restrictions herein, if any, based on race, color, religion or national origin.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 6th day of March A. D. 19 78 at 9:57 o'clock A.M., and

truly recorded in Vol. M78, of Deeds on Page 4138

Wm. D. MILNE, County Clerk

By Bernetha W. Helock

Fee \$6.00