

38-14028

45966

WARRANTY DEED

Vol. 1778 Page 6760



KNOW ALL MEN BY THESE PRESENTS, That Michael Steven Mitchell and Rebecca Ann Mitchell, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Carol C. Cox, 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 14 in Block 13 THIRD ADDITION TO MOYINA, Klamath County, Oregon.

Subject however, to the following:

1. Regulations, including levies, liens, assessments, rights of way and easements of the Moyina Water district.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. An easement created by instrument, including the terms and provisions thereof,

Dated : March 11, 1940 Book: 128 Page: 267  
Recorded : April 5, 1940  
In favor of : California Oregon Power Company  
For : Poles and electric lines.

(For continuation of this legal description, see reverse side of this document.)  
(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 \$ 49,200.00  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (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 7 day of April, 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.

Michael Steven Mitchell  
Rebecca Ann Mitchell  
Michael Steven Mitchell  
Rebecca Ann Mitchell

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
April 7, 1978

Personally appeared the above named Michael Steven Mitchell and Rebecca Ann Mitchell

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

Before me: Ku Nelson  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 2-3-79

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: \_\_\_\_\_ (OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
First National Bank of Oregon  
Real Estate Loan Division  
P.O. Box 1033  
Klamath Falls, OR 97601  
Until a change is requested all tax statements shall be sent to the following address:  
Carol G. Cox  
1117 Jerome Drive  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Third Addition to Moyina.
5. Set back provisions as delineated on the recorded plat.
6. Utility easements as delineated on the recorded plat.

6761

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica

on 7th day of April

A. D. 1978 at 3:54 o'clock P. M.

and duly recorded in Vol. M78, of Deeds

on Page 6760

Wm D. MILNE, County Clerk

By Bernetha H. Hirsch

Fee \$6.00