

1-1-74

48252

WARRANTY DEED

Pl. 478 Page 10083

KNOW ALL MEN BY THESE PRESENTS, That LEONARD KENNETH HAVEL and LOVETTA KAY HAVEL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOYCE E. SMITH, 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 3, in Block 1 of NORTH BEAVER MARSH ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for roads, ditches, canals and conduits, if any of the above there may be.

(continued on reverse side)

(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 stated, & contracts, liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements, & rights of way of record, & those apparent on the land, 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 \$ 3,500.00

~~Whereby the grantor covenants to and with the grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated, & contracts, liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements, & rights of way of record, & those apparent on the land, 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.~~

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 4th day of June, 1976; 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)

STATE OF OREGON,

County of Klamath ss.

June 4, 1976

Personally appeared the above named LEONARD KENNETH HAVEL & LOVETTA KAY HAVEL

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11-22-77

STATE OF OREGON, County of _____ ss.

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:

LEONARD KENNETH HAVEL & LOVETTA KAY HAVEL
General Delivery
Anderdon, California

JOYCE E. SMITH Brown
P.O. Box 35192
Chemult, Oregon

After recording return to:
JOYCE E. SMITH Brown
P.O. Box 35192
Chemult, Oregon

NAME, ADDRESS, ZIP
Until a change is requested all to: statements shall be sent to the following address.
JOYCE E. SMITH Brown
P.O. Box 35192
Chemult, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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

THIS DEED
WAS FILED FOR RECORD

IN THE OFFICE OF THE CLERK

(continued from front side)

THIS DEED
WAS FILED FOR RECORD

Reservations and restrictions, including the terms and provisions thereof, in deed from Joe Bellevance et ux, to the State of Oregon, by and through its State Highway Commission, dated October 29, 1954, recorded December 10, 1954, in Volume 271 page 112, Deed Records of Klamath County, Oregon.

Reservations and restrictions contained in the dedication of North Beaver Marsh Addition, as follows: "said plat subject to the following conditions: (1) a 120 foot building setback line along the front of lots 11, 12, 13, 14, 15, 16, 17, 18 and 19 in Block 1, lots 1, 2, 3, 4 and 5 in Block 2, and lots 1 and 2 in Block 4 to leave a clear area for the landing and take-off of airplanes from Beaver Marsh Airport; (2) additional restrictions as provided in recorded protective covenants; (3) a 16 foot easement to provide ingress and egress for the construction and maintenance of public utilities, said easement being centered on the side and back of lots."

WITNESSES MY HAND
AND SEAL OF OFFICE

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

this ~~15th~~ day of ~~May~~ A. D. 1978 at ^{2:59} o'clock P.M., arr

fully recorded in Vol. ~~178~~, of ~~DEEDS~~ on Page 10088

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Bernard A. Felsch