

51565

WARRANTY DEED

Vol. 777 Page 14988

KNOW ALL MEN BY THESE PRESENTS, That ALFRED E. MARTIN and LONA M. MARTIN, as Tenants by the Entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK A. JACOBS and SHARON L. JACOBS, as Tenants by the Entirety, 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:

SEE 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 \$13,000.00. The whole or part of the consideration may be in cash or in kind, or in property, or in value given for property, or in any combination thereof. (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 16th day of June, 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.

Alfred E. Martin  
Lona M. Martin

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
June 16, 1978

Personally appeared the above named  
Alfred E. Martin and  
Lona M. Martin

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

(OFFICIAL SEAL)

DORIS E. JOSLIN  
Notary Public for Oregon  
My commission expires: 1-25-82

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 \_\_\_\_\_

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.

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

(OFFICIAL SEAL)

Alfred E. & Lona M. Martin

GRANTOR'S NAME AND ADDRESS  
Jack A. Jacobs & Sharon L. Jacobs

GRANTEE'S NAME AND ADDRESS  
Jack A. & Sharon L. Jacobs

After recording return to:  
909 First Federal  
2743 So 6th  
OTL

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

same as above

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

SPACE RESERVED FOR RECORDER'S USE

## EXHIBIT "A"

## DESCRIPTION:

Lot 6 in Block 2 of RIVER RANCH ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. A 20-foot building setback along all street sides as shown on the dedicated plat.
3. Utility easements and irrigation ditch easements as shown on dedicated plat.
4. Subject to:
  - (a) A 16 foot easement for future public utilities and irrigation ditches as shown on the annexed plat;
  - (b) A 35 foot easement for drain ditch maintenance, irrigation ditches and future public utilities along the strip of land adjacent to the existing drain ditch and Lost River;
  - (c) Easements to provide ingress and egress for construction and maintenance of said utilities, irrigation ditches and drain ditch;
  - (d) No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns,
  - (e) All easements and reservations of records and additional restrictions as provided in any recorded protective covenants.
5. Covenants, 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 July 11, 1966, in Volume M66 page 6958 Microfilm Records of Klamath County, Oregon.

EXHIBIT "A" - Page 1.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.this 12th day of July A. D. 1978 at 3:28 clock P M., andduly recorded in Vol. M78, of Deeds on Page 14988

Wm. D. MILNE, County Clerk

By Bernard J. Hileth

Fee \$6.00