

1-1-74

WARRANTY DEED

Vol. 78 Page 15517

51906

KNOW ALL MEN BY THESE PRESENTS, That Mary Jane Raczynskihereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jill Spera

, 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 1 in Block 3, CASA MANANA, 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 South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. Reservations and easements, including the terms and provisions thereof, as set forth in deed from Pete Sather and Helen Sather, husband and wife, to Boyd F. Sprague and Georgiana C. Sprague, husband and wife, dated September 27, 1946, recorded August 11, 1950 in Volume 241, page 192, Deed Records of Klamath County, Oregon.
4. Building set back line 20 feet along front and street side of lot as shown on dedicated plat.

(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 those above set forth

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 \$ 34,977.99

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 ®, 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 3 day of July, 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.

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL
F. D. MINUCCIANI
NOTARY PUBLIC, CALIFORNIA
COUNTY OF SAN MATEO
My Commission Expires October 20, 1985

STATE OF ~~CALIFORNIA~~, California,)County of San Mateo) ss.
July 3rd, 1978

Personally appeared the above named
Mary Jane Raczynski

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

(OFFICIAL SEAL)

Notary Public for ~~California~~ California
My commission expires: 10-10-80

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19_____,
_____ 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:

Mary Jane Raczynski
309 De Nardi Way
So. San Francisco, California

GRANTOR'S NAME AND ADDRESS

Jill Spera
5721 Bryant Avenue
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jill Spera
5721 Bryant Avenue
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

First National Bank of Oregon
Post Office Box 3131
Portland, Oregon 97208

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.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

5. Public utilities easement over rear 10 feet of lot as shown on dedicated plat.
6. Reservations contained in plat dedication, to wit:
"Building set back along all streets and avenues as shown on the annexed plat, a five foot side line setback along all lots and an easement along the back of all lots as shown on the annexed plat for present and future public utilities, drainage and perpetual right-of-way for ditches to convey irrigation water as shown on the annexed plat; said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owners."
7. Conditions and restrictions, including the terms and provisions thereof, contained in that certain Declaration recorded May 10, 1963 in Miscellaneous Volume 14, page 480, Records of Klamath County, Oregon.
8. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: June 10, 1969

Recorded: June 10, 1969

Volume: M69, page 4508, Microfilm Records of Klamath County, Oregon

Amount: \$16,900.00

Grantor: J.H. Bradshaw and Bonnie R. Bradshaw, husband and wife

Trustee: TransAmerica Title Insurance Company

Beneficiary: First National Bank of Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~on June 10, 1969~~

the 19th day of July A. D. 19 78 at 9:36 o'clock A.M.,

legally recorded in Vol. M78, of Deeds on Page 15517

W² D. MILNE, County Clerk

By Bernice A. Helock

Fee \$6.00