

A-29568 52105

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 178 Page 15866

KNOW ALL MEN BY THESE PRESENTS, That WARREN F. NEUMANN and SYBIL J. NEUMANN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS E. MILLER, 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:

Lots 48 and 49 of Block 14 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- SUBJECT TO:
1. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer services.
  2. Rules, regulations and assessments of South Suburban Sanitary District.
  3. Liens and assessments of Klamath Project and Enterprise Irrigation District, regulations, contracts, easements and water and irrigation rights in connection therewith.
  4. Any unpaid charges or assessments of Enterprise Irrigation District.
  5. Reservations and restrictions contained in the dedication of St. Francis Park.
  6. Reservations and restrictions in deed from Geo. S. Rusco et.ux., to

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. CONT'D ON BACK

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 AND Those hereinabove set forth.

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 \$ 20,000.00

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 21 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.

Warren F. Neumann  
Sybil J. Neumann

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.  
July 21, 1978

Personally appeared the above named Warren F. Neumann & Sybil J. Neumann

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8.5.79

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_

and 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)

Mr. & Mrs. Warren Neumann  
419 Broad St.  
Klamath Falls, Oregon 97601

Mr. Douglas E. Miller  
3705 Evergreen  
Klamath Falls, Oregon 97601

After recording return to:  
Mr. Douglas E. Miller  
3705 Evergreen  
Klamath Falls, Oregon 97601

Should a change in registered office information be sent to the following address:  
Mr. Douglas E. Miller  
3705 Evergreen  
Klamath Falls, Oregon 97601

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

MOUNTAIN TITLE COMPANY

Wilson Title and Abstract Co., recorded in Deed Vol. 137, page 313, records of Klamath County, Oregon, as follows: "First---The value of swelling houses to be constructed on said property shall be in the amount of no less than \$2,000.00 on approved floor plans, designs and mode of construction to approved by grantors or assigns, Second---The principal buildings shall be built on a building line 25 feet from property lines fronting streets and no permanent fences or other buildings shall be built nearer the street than the front line of the principal building.

7. Mortgage, including the terms and provisions thereof, given by Gerald Lee McDougall and Sharon L. McDougall, husband and wife, to J.S. Gleason, Jr., as Administrator of Veterans Affairs, dated December 31, 1962, recorded December 31, 1962, in Mortgage Vol. 214 page 619, records of Klamath County, Oregon, to secure the payment of \$9,500.00, which grantees assume and agree to pay.
8. Taxes for 1978-1979 are a lien, but not yet payable.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Klamath County Title Co.

on 21st day of July A. D. 1978 at 3:14 clock P.M., and  
 duly recorded in Vol. 178 of Deeds on Page 15866

Wm D. MILNE, County Clerk

By Bernard H. Ketch

Fee \$6.00