

1978

53060

WARRANTY DEED

161 1963

KNOW ALL MEN BY THESE PRESENTS, That Betty D. Bennett

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Emerson J. Collier, 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 thereto belonging or appertaining, situated in the County of Clatsop, and State of Oregon, described as follows, to-wit:

An undivided one-half (1/2) interest in lots 58, 59 and 60 in Block 70 of FIFTH ADDITION TO NIMROD RIVER PARK

(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, but subject to those items enumerated on the reverse side hereof,

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 \$7,000.00

Wherefore, the grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that the consideration (in money or otherwise) for the above described premises, shall be taken to be the consideration for the purposes of this deed.

In conveying 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 5th 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.

Betty D. Bennett

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Clatsop
July 5th 1978

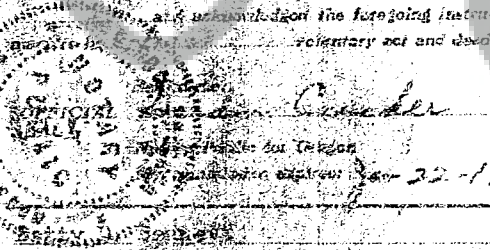
STATE OF OREGON, County of Clatsop, ss.

Personally appeared _____, who, being duly sworn, each for himself and not one for the other, do 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.

Witness my hand and seal of _____ (OFFICIAL SEAL)

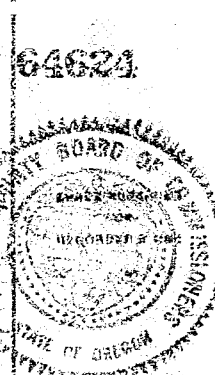
Notary Public for Oregon
My commission expires: Jan-22-1978



GRANTOR'S NAME AND ADDRESS
Emerson J. Collier
P.O. Box 673
McMinnville, OR 97128

GRANTEE'S NAME AND ADDRESS
Emerson J. Collier
P.O. Box 673
McMinnville, OR 97128

NAME, ADDRESS, ZIP
Emerson J. Collier
P.O. Box 673
McMinnville, OR 97128



STATE OF OREGON,
County of Clatsop
I certify that the within instrument was received for record on the 5th day of July, 1978, at 2:07 o'clock PM, and recorded to book 121 on page 1063 or at file/roll number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.
WANDA CATE COUNTY CLERK
By _____ Recording Officer

Subject to: any and all other conditions and covenants...

- (1) All contract, proceedings, taxes and assessments relating to the "Special Road District Nimrod Park" and all rights of way for roads, ditches, canals and conduits, if any where may be. The order creating the Improvement District was recorded March 17, 1966 in Deed Volume N-66 at page 2325.
- (2) Reservations, including the terms and provisions thereof, as set forth in Deed to Edwin J. Walker, recorded May 15, 1959 in Deed Volume 312 at page 436.
- (3) Sixteen foot easement for future public utilities along the back and side lines of all lots.
- (4) Twenty foot set back line along the front of all lots, including the terms and provisions thereof, as set forth in the Plat and Dedication of Fifth Addition to Nimrod River Park.
- (5) Covenants, easement and restrictions, but excluding restrictions, if any, used on race, color, religion or national origin, imposed by instrument, including the terms thereof, record July 22, 1968 in Deed Volume N-68 at page 6636.

STATE OF OREGON COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on 8th day of August A. D. 1978 at 3:45 clock P.M. on

file recorded in Vol. 1078 of Deeds on Page 17403

W. D. MILNE, County Clerk

[Signature]

Fee \$6.00

ROBERT W. STAY
ASB...