

56145

WARRANTY DEED

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22168

KNOW ALL MEN BY THESE PRESENTS, That Linda Paugh

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert F. Parker and Golda E. Parker, Husband and Wife, 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 and Lot 5 in Block 3, SADDLE MOUNTAIN ESTATES, TRACT NO. 1055, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 on the reverse, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 6,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration (indicate which). (The sentence between the symbols ①, 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 October, 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)

Linda Paugh
Linda Paugh

STATE OF OREGON,

County of Klamath

ss.

October 3, 1978

Personally appeared the above named

Linda - Paugh

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

NOTARY PUBLIC
Before me: Linda Stelle
Notary Public for Oregon
My commission expires: July 13, 1981

STATE OF OREGON, County of

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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)

Linda Paugh

GRANTOR'S NAME AND ADDRESS

Robert F. and Golda E. Parker

GRANTEE'S NAME AND ADDRESS

After recording return to:
Robert F. Parker
P.O. Box 805
Chiloquin, Oregon

NAME, ADDRESS, ZIP

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

Robert F. Parker
P.O. Box 805
Chiloquin, 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

Taxes for the fiscal year 1978-1979, a lien, but not yet due and payable.

An 8 foot utility easement along Northeasterly portion of Lot as shown on dedicated plat. (Affects Lot 3, Block 1 only)

Reservations as contained in Land Status Report recorded November 25, 1958 in Volume 306, page 712, Deed Records of Klamath County, Oregon, to wit:

"The above described property is subject to any other easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States."

Reservations as contained in plat dedication, to wit:

"said plat being subject to: (1) Building set-back lines of 75 feet from the centerline of the street on which the lot fronts and 50 feet from the centerline of the street on which the lot sides; (2) Public utilities easements 16 feet in width centered on all side and back lot lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be

dedicated to Klamath County and then later released by resolution of the County Commissioners when the adjoining property is properly developed.

(4) All sanitary facilities subject to the approval of the Oregon Department of Environmental Quality. (5) A sanitary setback line of 100 feet from the flood plain of the Sprague River as shown on the annexed map.

(6) All existing easements and reservations of record."

Covenants, conditions and restrictions, including the terms and provisions thereof, as disclosed by instrument recorded March 15, 1977 in Volume M77, page 4361, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Mountain Title Co.

filed for record at request of _____ A. D. 1978 at 4:11 P. M. on _____ 4th day of October _____

filed in Vol. _____ M78, of _____ Deeds _____ on Page 22168

Wm D. MILNE, County Clerk

By _____

Fee \$6.00

704-100-0000-0000-0000