

MOUNTAIN TITLE COMPANY

05156764

WARRANTY DEED

MTC 7087-L

Vol. 178 Page

23119

KNOW ALL MEN BY THESE PRESENTS, That

Judith Rose

Simpson, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald M Peterson and Mary L. Peterson, Husband and Wife 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 9 in Block 1, TRACT 1016, GREEN ACRES, 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 appears 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 \$ 8,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 5 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)

STATE OF OREGON,

County of Klamath

ss.

October 5,

19 78

Personally appeared the above named

Theodore Edward Simpson

and Judith Rose Simpson

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

(OFFICIAL SEAL)

Anda Stelle

Notary Public for Oregon

My commission expires July 13, 1981

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Theodore and Judith Simpson

GRANTOR'S NAME AND ADDRESS

Donald M and Mary L. Peterson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald M. and Mary L. Peterson

P.O. Box 222

Porterville, California

NAME, ADDRESS, ZIP

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

Donald M Peterson

P.O. Box 222

Porterville, California

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.

Recording Officer

Deputy

MOUNTAIN TITLE COMPANY

23120

SUBJECT TO:

23120

1. Taxes for the fiscal year 1978-1979, a lien, but not yet due and payable.
2. Transmission line easement granted to Pacific Power & Light Company, as shown on dedicated plat and as recorded January 25, 1957 in Volume 289, page 225, Deed Records of Klamath County, Oregon.
3. Easements and restrictions as contained in plat dedication, to wit:
"A 20 foot building setback from all street lines; 16 foot drainage easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of a drainage ditch; 16 foot utility easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of said utilities." (Utility and Drainage Easements affect rear 8 feet).
4. 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 24, 1970 in Volume M70, page 6147, Microfilm Records of Klamath County, Oregon. (copy attached)
5. Terms and conditions of the Articles of Incorporation of Green Acres Improvement District, recorded July 10, 1973 in Volume M73, page 8797, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 16th day of October A. D. 1978 at 3:26 clock P. M., and
fully recorded in Vol. M78 of Deeds on Page 23119

Fee \$6.00

Wm D. MILNE, County Clerk

By Bernice J. Smith