

59322

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Elmer Jeran aka Jerry Jeran and Sandra Sue Christie aka Sandra S. Jeran hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sharolyn K. Cameron

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 5, Block 55, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission in Volume 286, page 99, Deed Records of Klamath County, Oregon.

Subject, however, to the following:

1. Charges and assessments of the City of Klamath Falls for monthly water and/or sewer service.
2. Reservations and restrictions in the dedication of Buena Vista Addition.
3. Easement for sewer across the Southerly portion of said lot, given by Martin McAndrews to the City of Klamath Falls, dated April 17, 1930, (For continuation of this document, see reverse side of this deed.)

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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 22,500.00. 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 (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 4th day of December, 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.

Elmer Jeran aka Jerry Jeran  
Sandra Sue Christie aka Sandra S. Jeran

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }  
County of Klamath } ss.  
December 4, 1978.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above named Elmer Jeran aka Jerry Jeran and Sandra Sue Christie aka Sandra S. Jeran and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ 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: 2-28-1981

Before me: \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
FHA-VA Finance Center  
P. O. Box 3347, Room 1000  
Portland, Oregon 97208  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Realty Tax Service Division  
321 S. W. Fourth Ave.  
Portland, Oregon 97204  
NAME, ADDRESS, ZIP

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

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

SPACE RESERVED FOR RECORDER'S USE

recorded June 12, 1930, in Deed Volume 91, page 361, Records of Klamath County, Oregon.

4. Provisions and restrictions contained in Deed Volume 286, page 99, from Versie E. Feeney, et vir., to the State of Oregon, by and through its State Highway Commission, dated August 8, 1959, recorded August 20, 1959, Records of Klamath County, Oregon, as follows:

"...As a part of the consideration hereinabove stated, there is also bargained, sold, conveyed, and relinquished to the grantee all existing future or potential common law or statutory abutter's easements of access between the right of way of the public way identified as the remaining real property consisting of all parcels either adjoining the real property conveyed by this instrument, or are connected thereto by other parcels owned by Grantors, it is expressly intended that these covenants, burdens, and restrictions shall run with the land and shall forever bind the Grantors, their heirs, and assigns.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Klamath County Title Co.

5th day of December A. D. 1978 at 12:36 o'clock P.M.  
Filed for record in Vol. M78, of Deeds on Page 27338

Wm. D. MILLER, County Clerk  
By Bernetha A. Ketch

Fee \$6.00