

59365

WARRANTY DEED

Vol. M78 Page 28359

KNOW ALL MEN BY THESE PRESENTS, That

RITA V. ROOF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NATHANIEL JACKSON, JR., 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 1, Block 5, RA INBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon TOGETHER WITH an undivided 1/68th interest in Lots 4 and 5 in Block 1 of said Addition.

SUBJECT, however to the following:

1. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Williamson River.

(for a continuation of this description, see the 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 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.

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 \$ 4,500.00.
 However, the actual consideration consists of or includes other property or value given or promised which is 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 29th day of November, 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.

Rita V. Roof

Rita V. Roof

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, California)
 County of LOS ANGELES) ss.
NOVEMBER 29, 1978

Personally appeared the above named
Rita V. Roof

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

(OFFICIAL SEAL)

Before me

OFFICIAL SEAL

JEFFREY VALNOR

Notary Public for Oregon California
 My commission expires: LOS ANGELES COUNTY My commission expires:

My Commission Expires January 15, 1979

Mrs. Rita V. Roof
 10859 Little Lake Road
 Downey CA 90241
 GRANTOR'S NAME AND ADDRESS

Nathaniel Jackson, Jr.
 c/o Kentron International Inc. PO
 Box 1209 APO San Francisco, CA
 96555
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Nathaniel Jackson, Jr.
 c/o Kentron Intn'l Inc. PO Box 1209
 APO San Francisco, CA 96555

NAME, ADDRESS, ZIP

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

Nathaniel Jackson, Jr.
 c/o Intern'l Inc. PO Box 1209
 APO San Francisco, CA 96555
 NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19_____,
 _____ 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 be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

STATE OF OREGON,

County of _____) ss.
 I certify that the within instru-
 ment 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.

SPACE RESERVED
 FOR
 RECORDER'S USE

Recording Officer
 Deputy

By

(continuation of description)

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Rainbow Park on the Williamson to wit: "(1) A building setback line and a future public utilities easement as shown on the annexed plat; (2) Any easements or right-of-ways of record and any further restrictions as shown in the recorded protective covenants."

3. A 20 foot building setback from streets as shown on the recorded plat.

4. An 8 foot utility easement along westerly lot line as shown on dedicated plat.

5. Existing Power and Telephone Line as shown on dedicated plat.

6. Reservations, including the terms and provisions thereof as disclosed by instrument recorded in Volume 295, page 508, Records of Klamath County, Oregon to wit:

Subject to such rights for electric transmission line purposes as the California Oregon Power Company may have under the Act of March 4, 1911 (36 Stat. 1253), as amended (43 U.S.C. sec. 961)

7. Reservations, including the terms and provisions thereof as disclosed by instrument recorded in Volume 299 at page 394, Records of Klamath County Oregon to wit:

"Title to the above described property is conveyed subject to any existing 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"

8. Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded in Volume 356 at page 116, Deed Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record

this 20th day of December A.D. 1978 11:02

duly recorded in Vol. M-78 of Deeds on Page 28359

Fee \$6.00

W. D. MILNE, County Clerk

By *Jacqueline J. Mettler*
87-12-12-12

STATE OF OREGON
County of
I certify that this instrument
was recorded for record in the
County of
in book
this 20th day of December
1978
County Clerk
Residing at
County of
Residing at
County of

10070 Little Lake Road
Downey, CA 90240
Michael Jackson, Jr.
c/o Jackson International Inc.
Box 12345 San Francisco, CA
Michael Jackson, Jr.
c/o Jackson International Inc.
Box 12345 San Francisco, CA
Michael Jackson, Jr.
c/o Jackson International Inc.
Box 12345 San Francisco, CA