WARRANTY DEED (Individual or Corporate) J. 1945 55 59965 Vol. M78 WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, That RITA V. ROOF hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NATHANIEL , hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and JACKSON, JR. ine grantee, does hereby grant; bargain, seil 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 ap-pertaining, 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, Dregon TOGETHER WITH an undivided 1/68th interest in Lots 4 and 5 in Block 1 of said Addition. SUBJECT, however, to the following nor losdies and hind one of the 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 care restricted to again an action of the plant of the plant. Williamson River. Reservations, including the terms and provisions thereof as disclosed astronest records of Flamath County (for a continuation of this description, see the reverse side.) A LE REAL SOT OLECTIVE ELEMENTS SIGN LING DULDONES AS CHA 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 \$...4,500.00 "However, the actual consideration consists of or includes other property or value given or promised which isthe whole 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 Todrosof & Giter V. Roof order of its board of directors. Rita V. Roof SY SY (If executed by a corporation, affix corporate seal) STATE OF OREGON, County of STATE OF OFFECTX, California) County of LOS ANGELES Personally appeared NOVEMBER 29who, 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 Personally appeared the above named ... Rita V. Roof secretary of , a corporation, and that the seal allixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt of said corporation by authority of its board of directors; and each of them as provided and instrument to be its voluntary act and deed.and acknowledged the foregoing instruvoluntary act and deed. ment to be her OFFICIAL SEAL B SEFFREY VALNOR SEAL) (OFFICIAL Call fornia Wordy Public for Oregon SEAL) Notary Public for Die for LOS ANGELES COUNMy commission expires: ssion expires: My comm My Commission Expires January 15, 1979 STATE OF OREGON, Mrs. Rita V. Roof 55 10859 Little Lake Road County of Downey CA 90241 I certify that the within instrument was received for record on the Nathaniel Jackson, Jr. , 19 c/o_Kentron_International_Inc.PO day of ... o'dock M., and recorded Box 1209 APO San Fransisco, CA GRANTER'S NAME AND ADDRESS 96555 at on page..... or as CE RESERVED in book POR file/reel number After recording return fet Nathaniel Jackson, Jr. c/o Kentron Intn'i Inc. PO Box 1209 APO San Fransisco, CA 96555 NECONDEN'S USE Record of Doods of suid county. Witness my hand and seal of County affixed. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Recording Officer Nathaniel Jackson, Jr. c/o Intern'1 Inc. PO Box 1209Deputy APO San Fransisco, CA 96555 NAME, ADDRESS, ZIP

Selftingue is instantial orac venteration 5330 YTVASTAV NON ALL MEN OF THESE PRESERVES THESE ALL MENTER STREETS THESE ALL MENTERS ALL

28360

(continuation of description) where the terms of the second secon

VICE DA

A STRATUT ON WE SAME PROVIDED

63385

2. Restrictions, but omitting restrictions; if any, based on race, color, religion or national origin, as shownon 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

A 20 foot building setback from streets as shown on the recorded plat. 3. 4. An 8 foot utility easement along Westerly lot line as shown on ded-

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

6. Reservations, including the terms and provisions thereof as disclosed by instrument recorded In Volume 295, page 508, Records of Klamath County, Oregonatoswita rover and as including and the records of Klamath County, Subject to such rights for electric transmission line numbered as the

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:

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 ion of the on astupat on training and the bas he is all good

alcobinition of here another ATE OF OREGON; COUNTY OF KLAMATH; ES. 174 and the stand of the stand of the second et on an introduin white an introduction iled for irecord RORADOOX

hin 20th day of <u>December</u> REER V. ROOF 11:02 A. D. 19.78 at _____ o'clock A.M., and duly recorded in Vol. M-78 . 01 Deeds - on Page_28359 WE D. MILNE, County Clerk Sec. C A States MODAN Fee \$6.00 eline t-tra bandanae chianciag she, being duly room. 21 . Novereer, X9 need for formult and not one for the other, did not that the torner is the mesident and that let http://www. Battern Britain and Barbaran a Marsaraha . We that one is a subject of the second Rite V Roof nepresdand with and that here but allowed to the deeplant internation by the deposite soul and that here but allowed that the deeplant internet was signed and the deeplant and that of an equipment in the attraction of its beach of allowed and hered allowed to be the deposite to be its valuation wood and hered allowed to be its valuation of the second of allowed and the second of the deposite to be its valuation of and hered allowed to be its valuation of the second of the sec -10101 south at bareford the And had to read the See at ADDINTOS SEAL) 2643367 month and plant them starroll first store and the second with the second of the second second And the state of the participal of the In Stelle AT Survey Te destination of the STATE OF OREGEN Ms. Mita V. Roof. 10550 Little Lake Hoad 2.8 County of DOWNOV CA 902AL I certify that the within instru-Mathamiol Jackson, Jr. 2/o Rousson (riernstional Inc.Ru son Trick and Sam Frankfurb, CA abovement ments was received for second on the 91 to volve and the same of th bebroom built f 43-5-5-64 H. . . 43 25. 383 -663 file freet replaces Mathaniel Jackson, ^{Jr} cyo keatron Inta'i <mark>Inc</mark>.PO Box 1209 APO set Tronsisco, CA 30355 131 44 404 51 34 Priced of Deeds of said county. plicases may minist, and seed of County alleved. ت المراجع المر المستعمد المراجع المستعم المراجع is body. The shallong and at pass on trade maken the next the later sect consists in first All and a light of the second se Responsion Officer

 Ω_{entry} ·Et.