

MP 7485 01-11509
Until a change is requested, all tax statements shall be sent to
the following address: Klamath First Federal Savings and Loan Association

63069

540 Main Street, Klamath Falls, Oregon 97601

WARRANTY DEED

Vol. ^m79 Page 4307

STEPHEN J. KIRK and SUSAN R. KIRK, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto JOHN D. MONFORE and JANET L. MONFORE, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Lot 7, Block 5, FIRST ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Easement, including the terms and provisions thereof, given by Lloyd J. Goble, Administrator to the Pacific Telephone and Telegraph Company, a California corporation, dated May 12, 1942, recorded August 1, 1942 in Volume 149, page 144, Deed Records of Klamath County, Oregon.

(2) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for roads, ditches, canals and conduits, if any there may be.

(3) Rights of the public in and to any portion of said premises lying within the limits of streets, roads or highways.

(4) Building setback 25 feet from street as shown on dedicated plat.

(5) An 8-foot utility easement along the rear lot line of all lots as shown on dedicated plat.

(6) Reservations and restrictions as contained in the dedication of First Addition to Pine Grove Ponderosa, as follows: "do also dedicate, donate and convey to Klamath County, the areas shown on the annexed map as one-foot street plugs, said areas to be designated as a public street when the County governing body deems it necessary, said plat being subject to public utility easements, telephone line easement, Klamath Forest Protective Association road easement, and building setback lines, all of the width and in the location shown on the annexed map, said plat also being subject to additional restrictions shown in any recorded protective covenants."

(7) Declaration of Conditions and Restrictions of First Addition to Pine Grove Ponderosa, executed by Piney Woods Land & Development Company, an Oregon corporation, dated December 19, 1969, recorded December 22, 1969, Document No. 37518, Volume M69, page 10609, Microfilm Records of Klamath County, Oregon.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted 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 is \$72,500.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 24th day of February, 1979.

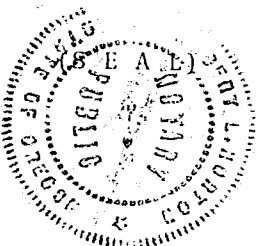
Stephen J. Kirk

Susan R. Kirk

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 24th day of February, 1979, personally appeared the above-named STEPHEN J. KIRK and SUSAN R. KIRK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Robert L. Harton
Notary Public for Oregon
My Commission Expires: 8-9-80



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this M79 day of February A. D. 1979 at 4:14 clock P M., and

fully recorded in Vol. M79, of Deeds on Page 4307

Wm D. MILNE, County Clerk

By Bernetha Ketsch

Fee \$6.00

Return to:
K7432L
540 Main St.
City