

65139

MTC 7585-2  
WARRANTY DEEDVol. M79 Page 7619KNOW ALL MEN BY THESE PRESENTS, That MARK W. HIGBEE and ELAINE M. HIGBEE  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN G. REINKE  
and COREEN S. REINKE, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 22, OLD ORCHARD MANOR 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.

Subject to: 1. The premises herein described are within and subject to the statutory  
powers, including the power of assessment, of Klamath Irrigation District. 2. Building  
setback line 20 feet as shown on dedicated plat. 3. Reservations and easements as reserve  
in plat dedication, to wit: "Dedicated, donate, and convey to the Public for public use  
forever the roads, irrigation laterals and irrigation drains on OLD ORCHARD MANOR as  
platted hereon, subject to building setback lines as shown on plat and to easements over  
all lots for future sewers." 4. Easement and right of way, including the terms and  
provisions thereof, granted to the California Oregon Power Company by instrument dated  
January 13, 1951, recorded January 23, 1951 in Book 244, page 613, Deed Records, Klamath  
County, Oregon. 5. Declaration of conditions and restrictions, including the terms and\*\*

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 as set forth above  
provisions thereof, as set out in that certain instrument dated February 13, 1951 and  
\*\*\*\*recorded February 20, 1951 in Book 245, page 361, Deed Records of Klamath County, Oregon.

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 \$ 37,000.00  
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 6 day of April, 1979;  
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)

Mark W. Higbee  
Mark W. Higbee

Elaine M. Higbee  
Elaine M. Higbee

STATE OF OREGON,

County of Klamath } ss.  
6, 1979

Personally appeared the above named

Mark W. Higbee & Elaine M. Higbee

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me

(OFFICIAL  
SEAL)

Dolores J. Hagen  
Notary Public for Oregon

My commission expires: 2-7-80

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

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 \_\_\_\_\_

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.  
Before me:

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(OFFICIAL  
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Steven G. Reinke  
1016 Alameda  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

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

Department of Veterans Affairs  
1285 Ferry St. S.E.  
Salem OR 97310  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
6th day of April, 1979,  
at 2:03 o'clock P.M., and recorded  
in book M79 on page 7619 or as  
file/reel number 65139,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

Recording Officer

By Bernice H. Sketch Deputy

Fee \$3.00