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## WARRANTY DEED

Vol. 1479 Page 9409

KNOW ALL MEN BY THESE PRESENTS, That James E. Calvi

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Clare A. Richard, 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:

Lots 19 and 20, Block 10, St. Francis Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Reservations and restrictions in the dedication of St. Francis Park, as follows: "...Saving and excepting the right is hereby reserved by the (For continuation of this document, see reverse side of this deed.)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON 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,

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 \$ 28,500.00

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 25th 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)

James E. Calvi  
James E. Calvi

STATE OF OREGON, )  
County of Klamath ) ss.  
April 25th, 1979

Personally appeared the above named  
James E. Calvi

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/19/82

STATE OF OREGON, County of ) ss.  
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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:

Calvi

GRANTOR'S NAME AND ADDRESS

Richard

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath County Title Company  
Attention: Milly

NAME, ADDRESS, ZIP

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

Klamath First Federal Saving & Loan  
540 Main Street  
Klamath Falls, Oregon 97601

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/roll number  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

SPACE RESERVED  
FOR  
RECORDERS USE

dedicators, their heirs, successors and assigns, the privilege to install, operate, maintain, repair, and remove water, sewer and gas pipes, conduits, ditches and mains and electric light and telephone poles and wires, on, along, under and over the said streets, alleys and boulevards; also the right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all streets, alleys, boulevards and lots."

5. Reservations and restrictions contained in deed from George S. Rusco to James E. Bushong, et ux., dated October 26, 1949, recorded January 19, 1950, in Deed Volume 236, page 332, records of Klamath County, Oregon, as follows: "...First. The value of the dwelling houses to be constructed on said property shall be in the amount of no less than \$2,500.00, of approval floor plans, designs and materials, and mode of construction to be approved by grantors or assignees. Second. The principal buildings shall be built on a building line 22 feet from the property lines fronting streets, and no permanent fences or other buildings shall be built nearer the street than the front lines of the principal buildings."

6. Trust Deed, including the terms and provisions thereof, executed by James E. Calvi, a married man, as grantor, to William Sisemore, as trustee, for Klamath First Federal Savings and Loan Association, a corporation, as beneficiary, dated April 14, 1978, recorded April 17, 1978, in Volume M78, page 7390, Microfilm Records of Klamath County, Oregon, to secure the payment of \$21,600.00, which Grantee herein assumes and agrees to pay according to the terms and conditions thereof. The present unpaid balance is \$21,581.12 with interest paid to April 1, 1979 to Klamath First Federal Savings and Loan Association.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

It for record at request of Klamath County Title Co.

s 25th day of April A. D. 1979 at 3:20 clock P.M., and

ly recorded in Vol. M79, of Deeds on Page 9409

W. D. MILNE, County Clerk

Fee \$6.00

*[Signature]*