

MOUNTAIN TITLE COMPANY

68250

MTC 1396
WARRANTY DEED

Vol. 79 Page 12788

KNOW ALL MEN BY THESE PRESENTS, That JOE. GREEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MOUNTAIN TITLE COMPANY

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 5, Block 1, CHIA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County.

Subject to: 1. Sewer and water use charges, if any, due to the City of Klamath Falls. 2. A 20 foot utility easement along front of lot as shown on dedicated plat. 3. Reservations as contained in plat dedication. 4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M78, page 20454, Microfilm Records of Klamath County, Oregon. 5. Transmission line easement, recorded February 13, 1952 in Volume 252, page 574. 6. Transmission line easement, recorded August 28, 1952 in Volume 256, page 438.

(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 as set forth above and those apparent on the land as of this date.

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 \$ exchange. However, the actual consideration consists of or includes other property or value given or promised which is the 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 31 day of May, 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)

Joe Green

STATE OF OREGON, } ss.
County of Lane }
May 31, 1979

Personally appeared the above named

Joe Green

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1-2-82

STATE OF OREGON, County of } ss.
Klamath, 1979

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:

Joe Green
P. O. Box 1915
Eugene, Oregon 97401
GRANTOR'S NAME AND ADDRESS

Mountain Title Company
407 Main Street
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Title Company
407 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Mountain Title Company
407 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 31 day of June, 1979, at 10:00 o'clock AM, and recorded in book 179 on page 12788 or as file/reel number 68250, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By D. M. Ilue, Recording Officer
By Debra Shitsch, Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY