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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Price A. Page

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Herbert R. Barrett, 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:

Lot 4 in Block 5, TRACT NO. 1002, LAWANDA HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 stated

on the reverse of this deed, or those apparent upon the land, is 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 \$ 63,000.00

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 2 day of August, 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.

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(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath August 2, 1979

Personally appeared the above named

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

Christi L. Garrison Notary Public for Oregon My commission expires: 6/19/83

STATE OF OREGON, County of ss. Personally appeared

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: Notary Public for Oregon My commission expires:

Price A. Page 190 Lynnbrook Eugene, OR 97404 GRANTOR'S NAME AND ADDRESS

Herbert R. Barrett 7509 Steens Drive Klamath Falls, Oregon 97601 GRANTEE'S NAME AND ADDRESS

After recording return to: Grantee as above NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Grantee as above NAME, ADDRESS, ZIP

STATE OF OREGON, County of ss.

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/reel number. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.

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2. Right of way created by instrument, including the terms and provisions thereof,  
Recorded: March 20, 1926  
Volume: 69, page 384, Deed Records of Klamath County, Oregon  
For: Transmission lines  
In Favor of of: California Oregon Power Company  
(Blanket easement)

3. Agreement, including the terms and provisions thereof, recorded December 18, 1967 in Volume M67, page 9824, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power & Light Company. (Blanket easement)

4. Building setback line 25 feet from the street as shown on dedicated plat.

5. An 8 foot public utilities easement across rear of lot as shown on dedicated plat.

6. Easements and restrictions as contained in plat dedication, to-wit:  
"Subject to the following restrictions: (1) Building set-back lines as shown on the annexed plat. (2) Public utilities easements as shown on the annexed plat. (3) Plevna Improvement District ditch as shown on the annexed plat. (4) Water pipe easement as shown on the annexed plat. (5) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. (6) Vacation of vehicular access rights to State Highway No. 66 from Lots 1, 2, 3, 4 and 5 of Block 1.

(7) All sanitary facilities subject to the approval of the County Sanitarian. (8) No residential buildings shall be constructed between main Plevna ditch and Highway 66. (9) Drainage easements as shown on annexed plat. (10) Any recorded protective covenants."

7. 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 M75, page 14401, Microfilm Records of Klamath County, Oregon.

8. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: April 10, 1975

Recorded: April 10, 1975

Volume: M75, page 3854, Microfilm Records of Klamath County, Oregon

Amount: \$34,950.00

Mortgagor: Rober Lee Harms and Esther Elizabeth Harms, his wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M23599-P)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 3rd day of August A. D. 1975 at 9:30 o'clock A. M., an

uly recorded in Vol. 1179, of Deeds on Page 18481

Wm D. MILNE, County Clerk

By Bernetha J. Heloch

Fee \$7.00