

2088172042

WARRANTY DEED

Vol. 1779 Page 18894

KNOW ALL MEN BY THESE PRESENTS, That John W. Skyles and Teri D. Skyles  
Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Arland L. Hagadorn and Barbara Hagadorn, Husband and Wife, 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 8 and Lot 9, and that portion of vacated Oregon Avenue adjacent to Lot 9 on the South; in Block 11, BUENA VISTA 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.

(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, 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 \$ 47,000.00

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 ①, 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 8 day of August, 19 79; 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)

STATE OF OREGON,

County of Klamath } ss.  
August 8, 19 79

Personally appeared the above named

John W. Skyles and  
Teri D. Skyles

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

John W. Skyles

Teri D. Skyles

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

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 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:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instru-  
ment 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.

Recording Officer

By \_\_\_\_\_ Deputy

GRANTOR'S NAME AND ADDRESS

Arland L. Hagadorn and Barbara Hagadorn  
2507 Hawkins  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

18895  
Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.

City Lien, due to the City of Klamath Falls,  
Improvement Unit No.: 266  
Docketed: November 27, 1978  
Amount of Assessment: \$2,573.35

Conditions and restrictions as contained in Deed from Klamath Falls Land and Transportation Company, recorded in Volume 24, page 116, Deed Records of Klamath County, Oregon, to wit:

"First--No wines, beers, liquors, or other intoxicating beverages shall ever be bought or sold, bartered or exchanged, nor the business of buying or selling, or bartering or exchanging or otherwise handling same for trade conducted or engaged in, upon said Lots, or upon any portion thereof, and any violation of this covenant and condition shall operate forthwith as a complete forfeiture and divesture of the title to the Lot or Lots upon which such violation occurs, and shall cause the same, with all improvements thereon, to immediately revert to and re-vest in said grantor, its successors or assigns, and any mortgage or other lien thereon imposed by said grantee --- successors or assigns, or by operation of law, shall likewise lapse and become wholly cancelled and satisfied; Second--Reservation is hereby specifically made in the said grantor, its successors and assigns, of the sole and exclusive right to construct, maintain and operate street railroads on the streets, avenues and alleys adjoining said

above described real property and to construct roadbeds and lay rails on said streets, avenues and alleys, and to construct, maintain and operate switches thereon and to operate such railroads by means of electricity or other motive powers, and to erect poles thereon and string wires and maintain wires and trolleys thereon and to do all other things necessary and convenient for the proper construction, maintenance and operation of such street railroads, and to run cars thereon for transportation of passengers and freight."

Trust Deed, including the terms and provisions hereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: September 17, 1976

Recorded: September 20, 1976

Volume: M76, page 14661, Microfilm Records of Klamath County, Oregon

Amount: \$32,600.00

Grantor: John W. Skyles and Teri D. Skyles, husband and wife

Trustee: D. L. Hoots

Beneficiary: Security Savings and Loan Association

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 8th day of August A. D. 1979 at 1:21 P. M. or

duly recorded in Vol. 170, of Deeds on Page 13394

W. D. MILNE, County Clerk  
Fee \$7.00