

K-32267

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, made this 18th day of August, 1979, that BEATRICE B. OLSON, Grantor, for the consideration hereafter stated, has bargained and sold and by these presents does grant, bargain, sell and convey unto EARL L. PIKE and JEAN A. PIKE, husband and wife, Grantees, the following described premises in Klamath County, Oregon, to wit:

Lot 18 in Block 13 of Hillside Addition to the City of Klamath Falls, Klamath County, Oregon, according to the Official Plat thereof. SAVING AND EXCEPTING therefrom the Northwesterly 20 feet thereof.

SUBJECT TO:

- (1) Zoning ordinances, building and use restrictions, reservations in Federal patents, beneficial utility easements of record and those apparent on the land and common to real estate in the area and to reservations and restrictions in Deed recorded March 14, 1930, in Vol. 83 at page 307 as follows: "It is further understood and agreed that no dwelling house shall be erected on said premises to cost less than \$4,000.00 unless plans for same are approved by party of first part."
- (2) Charges and assessments of the City of Klamath Falls for monthly sewer and water services.
- (3) Taxes for 1979-80 now a lien but not yet payable.

The true and actual consideration for this transfer is \$48,900.00.

TO HAVE AND TO HOLD the premises with their appurtenances unto said Grantees, their heirs, devisees, grantees, and assigns forever.

The Grantor hereby covenants that as of this date she is the owner in fee simple of said premises; that they are free of all encumbrances except those above set forth; and that she will warrant and defend the same from all lawful claims except those above set forth which Grantees have agreed to take subject to.

IN WITNESS WHEREOF, She has set her hand the day and year first herein written.

Beatrice B. Olson
BEATRICE B. OLSON

by Donald Q. Ross, Jr.
Donald Q. Ross, Jr.
Her Attorney in Fact

WM. GANONG
LAWYER
P. O. BOX 57
KLAMATH FALLS, ORE.
97601
(503) 882-7228

19767

1 STATE OF WASHINGTON)
2 County of King) SS.

3 On this 18 day of August, 1979, personally appeared Donald Q. Ross,
4 Jr., who, being duly sworn, did say that he is the Attorney in Fact for
5 Beatrice B. Olson, under Power of Attorney recorded in Vol. M77 at page 20072
6 of Klamath County, Oregon, Deed Records, and that he executed the foregoing
7 Deed by authority of and in behalf of said Principal and he acknowledged said
8 Deed to be the act and deed of said Principal.

9 BEFORE ME: Donald Q. Ross Jr.
10 (SEAL) Patricia Plummer
11 Notary Public in and for
12 Said State and County
13 My Commission expires: 2-25-83
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19 Until a change is requested all tax statements shall be sent to the following
20 names and address:

21 Dept. of Veteran's Affairs 1225 Ferry St. S. E.
22 Salem, Oregon 97310

23 After recording return to:
24 Earl L. Pike and Jean A. Pike, 1931 Painter St. Klamath Falls,
25 Oregon 97601.

26 STATE OF OREGON; COUNTY OF KLAMATH; ss.
27 Filed for record at request of _____
28 this _____ day of _____ A. D. 1979 at _____ o'clock _____ M., and
29 duly recorded in Vol. _____, of _____ on Page _____
30 Wm D. MILNE, County Clerk
31 By Bernard A. H. H. H.
32

Fee \$7.00

WM. GANONG
LAWYER
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