

MOUNTAIN TITLE COMPANY

72795

WARRANTY DEED

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Page

20088

KNOW ALL MEN BY THESE PRESENTS, That JOE GREEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEONARD F. MAWBY and HILDA M. MAWBY, 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 6, Block 1, CHIA PARK, TRACT NO. 1151, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- Continued on the reverse 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 stated on the reverse side of this deed, or those apparent upon the land, if any, as of the date of this deed

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 \$48,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 23rd 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.

(If executed by a corporation, affix corporate seal)

TERRY MOORE attorney in fact for JOE GREEN

STATE OF OREGON,)
County of Klamath) ss.
August 23, 1979

Personally appeared the above named TERRY MOORE as attorney in fact for JOE GREEN and acknowledged the foregoing instrument to be his voluntary act and deed.

Christ L. Garrison
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6/19/83

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 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:

(OFFICIAL SEAL)

Mr. Joe Green
GRANTOR'S NAME AND ADDRESS
Mr. and Mrs. Leonard F. Mawby
2619 Berkley
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME

NAME, ADDRESS, ZIP

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

SAME

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/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

MOUNTAIN TITLE COMPANY

- Continued from the reverse side of this deed -

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SUBJECT TO:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. A 20 foot utility easement along front of lot as shown on dedicated plat.
4. Reservations as contained in plat dedication.
5. 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.
6. Transmission line easement, including the terms and provisions thereof, given by Klamath County, Oregon, by and through its Board of County Commissioners, to the United States of America, dated January 9, 1952, recorded February 13, 1952 in Volume 252, page 574, Deed Records of Klamath County, Oregon, said easement assigned to California Oregon Power Company by Quitclaim Deed dated March 31, 1954, recorded April 12, 1954 in Volume 266, page 316, Deed Records of Klamath County, Oregon.
7. Transmission line easement, including the terms and provisions thereof, given by Harry R. Waggoner, also known as H. R. Waggoner, and Norma Elaine Waggoner, to the United States of America, dated August 7, 1952, recorded August 28, 1952 in Volume 256, page 438, Deed Records of Klamath County, Oregon, said easement assigned to The California Oregon Power Company by Quitclaim Deed dated March 31, 1954, recorded April 12, 1954 in Volume 266, page 316, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 23rd day of August A. D. 19 79 at 11:15 o'clock A.M., and

fully recorded in Vol. 1179, of Deeds on Page 20089

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernetha J. Hirsch