

74309

WARRANTY DEED

MHC 8/10/79 Page 22487

KNOW ALL MEN BY THESE PRESENTS, That DICK THIEROLF, RICHARD SCHULTZ,
JERRY JACOBSON, and KEN RUTHERFORD, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DON M. KINSEY and
VERDA M. KINSEY, husband and wife
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 6, Block 10, THIRD ADDITION TO MOYINA, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

- Continued on the reverse side 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 \$ 56,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which of the symbols on the reverse side of this deed shall 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 12th day of September, 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)

KEN RUTHERFORD

DICK THIEROLF

RICHARD SCHULTZ

JERRY JACOBSON

ATTORNEY IN FACT FOR
RICHARD W. SCHULTZ

STATE OF OREGON,

County of Klamath

September 20, 1979

STATE OF OREGON, County of

19

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

Personally appeared the above named
DICK THIEROLF, RICHARD SCHULTZ,
JERRY JACOBSON, KEN RUTHERFORD

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

Before me:
(OFFICIAL SEAL) Justice L. Garrison

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Dick Thierolf, Richard Schultz, Jerry Jacobson,
and Ken Rutherford, c/o Jerry Jacobson
P.O. Box 518, Ashland, OR 97520

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Don M. Kinsey

5102 South Sixth Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME as Grantee

NAME, ADDRESS, ZIP

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

SAME as Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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.

By

Recording Officer

Deputy

- 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. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.
3. Utility easements as shown on dedicated plat. (Affects portions along rear lot line.)
4. Restrictions and easements contained in plat dedication.
5. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Book 128 at page 267, Deed Records of Klamath County, Oregon, in favor of The California Oregon Power Company, for poles and electric lines. (Blanket easement)
6. An easement created by instrument, including the terms and provisions thereof, dated June 5, 1967, recorded June 6, 1967 in Volume M67, page 4178, Microfilm Records of Klamath County, Oregon, in favor of The California Pacific Utilities Company, for pipe lines. (No location given)
7. Easements covering water mains running to well site described in Deed Book 285 at page 257, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in the various lot deeds.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title co.

this 21st day of September A. D. 1979 at 8:40 o'clock A. M., and

fully recorded in Vol. M79, of Deeds on Page 22487

Wm D. MILNE, County Clk.

By Bernetha Hutchins

Fee \$7.00

