04-11712 KC/T K-32374

FORM No. 633—WARRANTY DEED (Individual or Corporate). STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

1-1-74 **74492** WARRANTY DEED Vol. M79 Page 22741

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE J. PANUSH and PHYLLIS E. PANUSH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS PEDERSEN and JANICE PEDERSEN, 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 14, Block 17 Ninth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Acreage and use limitations under provisions of United States Statutes and regulations.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations contracts, easements, water and irrigation rights in connection thereafter.
3. Rules, regulations, and assessments of South Suburban Sanitary District.
4. Rules, regulations, and assessments of Sunset Village Lighting District.
5. Reservations and restrictions contained in the dedication of Tract 1127-Ninth Addition to Sunset Village as Follows: ". . . .said plat subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (continued on reverse)

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 restrictions, reservations, easements, rights of way of record, those apparent on the land and that which is stated above and on the reverse 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 $ 65,000.00. ①~~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).① (The sentence between the symbols①, 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 17 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.

Lawrence J. Panush
Phyllis E. Panush

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON,~~ Utah
County of ~~Klamath~~ Salt Lake } ss.
September 17, 1979

Personally appeared the above named Lawrence J. Panush and Phyllis E. Panush and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL) Notary Public for ~~Oregon~~ Utah
My commission expires: Feb 4, 1981

MILTON EAST NOTARY PUBLIC STATE OF UTAH Commission Expires Feb. 4, 1981

STATE OF OREGON, County of) ss.
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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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Lawrence J. and Phyllis E. Panush
2401 Quail Hollow Dr.
Sandy, Utah 84070
GRANTOR'S NAME AND ADDRESS

Thomas and Janice Pedersen
GRANTEE'S NAME AND ADDRESS

After recording return to:
Thomas and Janice Pedersen
3250 Coronado Way
K.F.
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Thomas and Janice Pedersen
Same
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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.

Recording Officer
Deputy
By

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maintanence of said utilities, irrigation and drainage: (2) No changes will be made in the present irrigation, and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns; (3) Building setbacks shall comply with the Klamath County zoning ordinance of the RD-8,000 zone as of June, 1977; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

6. Declaration of Conditions and Restrictions Ninth Addition to Sunset Village recorded January 25, 1978, Vol. M78, page 1523, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title co.

this 26th day of September A. D., 1979 at 11:02 o'clock AM., and duly recorded in Vol. M79, of Deeds on Page 22741

Wm D. MILNE, County Clk.

By Bernetha Hetsch

Fee $7.00