

L 05-41856 M/T 8/22

1-1-74

WARRANTY DEED

Vol. 1779 Page 23670

880074647

KNOW ALL MEN BY THESE PRESENTS, That LINDA K. DRIVER RICHARD KIRK DRIVER and

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT R. HENDERSON and JEAN A. HENDERSON, 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 20, LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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. 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, dated August 4, 1955, recorded August 5, 1955 in Volume 276, page 330 and amended by instrument dated December 1, 1955, recorded January 5,

(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 reservations, restrictions, rights-of-way, easements of record and those apparent upon the land and as hereinabove set forth

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 \$ 100,000.00.

How the actual consideration consists of or includes other interests or values given or promised which is the whole part of the 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 6th 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)

STATE OF OREGON,)
County of Klamath) ss.
August 6, 1979

Personally appeared the above named Richard Kirk Driver and Linda K. Driver

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) PENNY D. HAMMONDS
Notary Public for Oregon
My commission expires: 5/1/82

STATE OF OREGON, County of) ss.
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

, 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)

Richard K. & Linda K. Driver
% 437 Main St.
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Robert R. & Jean A. Henderson
6707 "B" Climax
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Robert R. & Jean A. Henderson
726 Loma Linda Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Robert R. & Jean A. Henderson
726 Loma Linda Drive
Klamath Falls, Oregon 97601
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

03000

DEED

23021

1956 in Volume 280, page 263, all Deed Records of Klamath County, Oregon.

4. A 20 foot building setback line from street as shown on dedicated plat.
5. Reservations as contained in dedicated plat, to wit:
"subject to a 20 foot minimum setback line as shown; said setback line being variable subject to the approval of the City of Klamath Falls Planning Commission; also subject to a 6 foot easement along the back of each lot for future sanitary sewers and public utilities."
6. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
7. Transmission line easement, including the terms and provisions thereof, granted to California-Oregon Power Company, by instrument recorded in Deed Volume 287, page 400, Records of Klamath County, Oregon. (Affects the Northeasterly 6 feet).

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Mountain Title Co.

this 28th day of September A. D. 1979 at 11:47 clock A. M., and

fully recorded in Vol. M79, of Deeds on Page 23020

Wm D. MILNE, County Clerk

By Sumner H. Phelps ch

Fee \$7.00

[Handwritten signature]



STATE OF OREGON

County of

I hereby certify that the within instrument

has been duly recorded for record on the

County of

County of

County of

County of