

76975

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That John M Chavarria

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paul R. Lane and Verna L. Lane, 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:

The South half of Lot 5, Block 2, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 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 \$ 35,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 5th day of November, 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)

John M Chavarria  
John M Chavarria

STATE OF OREGON, County of Klamath, ss.  
11-5, 1979

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

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:

My Commission Expires July 13, 1981

John M. Chavarria

GRANTOR'S NAME AND ADDRESS  
Paul R. Lane and Verna L. Lane  
3941 Altamont Drive  
Klamath Falls, Oregon 97601

After recording return to:

as above

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

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/rec'd number Record of Deeds of said county.

Witness my hand and seal of County affixed

By

Recording Officer  
Deputy

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. Assessment, if any, due to the City of Klamath Falls, for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
5. Reservations and restrictions as contained in deed recorded October 9, 1931 in Volume 96, page 182, Records of Klamath County, Oregon, to wit:  
 "Subject to any right-of-way heretofore conveyed to the U.S. Government or to any other governmental body for canals, ditches or laterals for irrigation or drainage purposes. Subject also to any roads, streets and rights-of-way for other purposes now existing. Subject also to operation and maintenance charges and liens for water and drainage of the Klamath Irrigation District. The right is also reserved by the grantor to construct and maintain ditches, canals and pipe lines over, under or across land herein described for the purpose of diverting and delivering water for irrigation and domestic uses to adjoining properties."
6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
 Dated: March 17, 1976  
 Recorded: March 18, 1976 in Volume M76, page 3897, Microfilm Records of Klamath County, Oregon  
 Amount: \$15,800.00  
 Mortgagor: John M. Chavarria  
 Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (M40181)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 16th day of November A. D. 1979 at 12 48 o'clock P.M., on

fully recorded in Vol. M79, of Deeds on Page 26980

Wm D. MILNE, County Clerk

By Robert Thas d'Heutch

Fee \$7.00