

79177

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

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Ralph B. Coulson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Raymond A. Young and Virginia M. Young, 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 Southerly 51.5 feet of Lot 51 and the Northerly 25.6 feet of Lot 52 in OLD ORCHARD MANOR, in the City of Klamath Falls, 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 \$50,000.00. 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 7 day of January, 1980, 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.

Ralph B. Coulson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

1-

1980

ss.

STATE OF OREGON, County of

19

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Ralph B. Coulson

GRANTOR'S NAME AND ADDRESS

Raymond A. Young and Virginia M. Young
952 Applewood
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

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

ss.

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

By

Deputy

2. Sewer and water use charges, if any, due to the City of Klamath Falls. 507
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, recorded February 20, 1951 in Volume 245, page 361, Records of Klamath County, Oregon. (copy attached)
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project.
6. Reservations and restrictions as contained in plat dedication, to wit: "subject to building setback lines as shown on plat and to easement over all lots for future sewers."
7. A 20 foot building setback as shown on dedicated plat.
8. Irrigation drain across rear lot line as shown on dedicated plat.
9. Grant of Right of Way, including the terms and provisions thereof, in favor of The California Oregon Power Company, a California corporation, for pole and wire lines, recorded in Volume 244, page 613, Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Mountain Title Co.

this 10th day of January A. D. 19 80 at 10:56 o'clock A. M. and
filed for record in Vol. M80, of Deeds on Page 506

Wm D. MILNE, County Clerk

By Barbara Shetch

Fee \$7.00