

79328

WARRANTY DEED MTC - 7916 L

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730

KNOW ALL MEN BY THESE PRESENTS, That
Charles A. Fisher and Ronald E. Phair,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Donald B. Kelley and Betty L. Kelley, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 19, Block 13, TRACT NO. 1170, THIRD ADDITION TO THE MEADOWS,
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.

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 \$43,750.00.
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 14 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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
1-14, 1980

Personally appeared the above named
Charles A. Fisher and
Ronald E. Phair

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires July 13, 1991

STATE OF OREGON, County of } ss.
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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 be-
half 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:

Charles A. Fisher and Ronald E. Phair

STATE OF OREGON, } ss.

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.

Recording Officer

By Deputy

GRANTOR'S NAME AND ADDRESS
Donald B. and Betty L. Kelley
4412 Blackberry Court
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

SPACE RESERVED
FOR
RECORDER'S USE

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

093

1980

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1. Covenants, conditions and restrictions as contained in plat dedication, to wit: "Subject to: (1) Easements for public utilities, T.V. and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, T.V. and drainage, (2) A 25 foot building set-back line on the front of all lots and a 20-foot building set-back line along side street lines, (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants.
2. A 25 foot building setback line as shown on dedicated plat.
3. An 8 foot utility easement as shown on dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of Mountain Title Co.

this 15th day of January A. D. 1980 at 8:56 clock A M., and

fully recorded in Vol. 880, of Deeds on Page 790

Wm D. MILNE, County Clerk

By Bernetha A. Hetsch

Fee \$7.00