

8879577

WARRANTY DEED

NTC- 8497

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1162

KNOW ALL MEN BY THESE PRESENTS, That

Ruth A. Dias

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George D. Brown and Audrie Brown, Husband and Wife

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 8, Block 12, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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 \$ 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 15 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.

x Ruth A. Dias

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, CALIFORNIA)
County of Sacramento) ss.
January 15th, 19 80

Personally appeared the above named

Ruth A. Dias

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

STATE OF OREGON, County of) ss.
January 15, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

OFFICIAL SEAL

MARY E. STANLEY

NOTARY PUBLIC - CALIFORNIA

PRINCIPAL OFFICE for Oregon

SACRAMENTO, CALIFORNIA expires:

My Commission Expires September 1, 1981

Ruth A. Dias

2342 South Manor Drive

Sacramento, Calif 95822

GRANTOR'S NAME AND ADDRESS

George D. Brown and Audrie Brown

5047 Ankony

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

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/roll 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.
3. Reservations as contained in plat dedication, to wit:
"All building restrictions of the R75 zone of the City of Klamath Falls, as of the date of recording, easements as shown on annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
4. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon. (copy attached)
5. Building setbacks as shown on dedicated plat.
6. An 8 foot utility easement over the rear of lot as shown on dedicated plat.

This Report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium therefore paid.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company
this 18th day of January A. D. 1980 at 4:25 o'clock P. M., and
fully recorded in Vol. M-80, of Deeds on Page 1162

Wm D. MILNE, County Clerk

By Jacqueline J. Mettler

Fee \$7.00