

79704

WARRANTY DEED

MTC 8531-L

Vol. 1180

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1353

KNOW ALL MEN BY THESE PRESENTS, That
Wendt Homes, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Oren M. Zipse and JoAnn Zipse, 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 fencements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2, Block 5, TRACT NO. 1016; GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

RECORDING FEE PAID BY GRANTOR
THIS DEED IS FOR THE USE OF RECORDING
KLMATH COUNTY CLERK'S OFFICE

(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

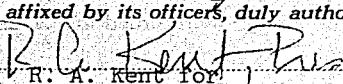
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 58,900.00.

① However, the actual consideration consists of or includes other property or value given or promised which is 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 21 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.


R. A. Kent for

Wendt Homes, Inc.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

ss.

County of

, 19

STATE OF OREGON, County of Klamath

ss.

1-21, 1980

Personally appeared

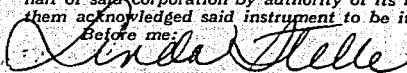
R. A. Kent

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:


Linda Helle
(OFFICIAL
SEAL)

Notary Public for Oregon

7/13/81

My commission expires:

My Comm. July 13, 1981

Wendt Homes, Inc.

GRANTOR'S NAME AND ADDRESS

Oren M and JoAnn Zipse
5634 Mason Lane
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

SPACE RESERVED
FOR
RECORDER'S USE

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.

Recording Officer

Deputy

By

2. Easements and restrictions as contained in plat dedication, to wit:
"A 20 foot building setback from all street lines; 16 foot drainage easements
as shown on the annexed plat to provide ingress and egress for the construction
and maintenance of a drainage ditch; 16 foot utility easements as shown on the
annexed plat to provide ingress and egress for the construction and maintenance
of said utilities, all easements and reservations of record and additional res-
trictions as provided in any recorded protective covenants."
3. 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 in Volume M70, page 6147, Microfilm Records of Klamath
County, Oregon.
4. Subject to a 16 foot utility easement along rear lot line as shown on dedicated
plat.
5. Subject to a 60 foot P.P. & L. easement along rear lot line 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 Mountain Title Company
this 23rd day of January A.D. 1980 at 8:37 o'clock P.M., and
is duly recorded in Vol. M-80, of Deeds on Page 1353
Wm D. MILNE, County Clerk
Jacqueline J. Metler

Fee \$7.00