

80384

WARRANTY DEED

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MTC - 8551 L

Joyce I. Lane

Joyce I. Phipps who took title as

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Aloysius P. Velliquette

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 60 feet of Lot 6, TONATEE HOMES, 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 \$ 34,200.00. 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 92.020.)

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 7th day of February, 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)

Joyce I. Phipps

STATE OF OREGON, }  
County of Oregon } ss.  
February 7th, 19 80

Personally appeared the above named

Joyce I. Phipps

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

STATE OF OREGON, County of \_\_\_\_\_ ) 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:

Joyce I. Phipps

GRANTOR'S NAME AND ADDRESS

Aloysius Velliquette

4248 Fargo

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, ) 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

By \_\_\_\_\_ Deputy

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2. Assessments, 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. Easement, set back lines and reservations as shown on dedicated plat and as contained in plat dedication, to wit:  
"(1) A 20 foot building setback line along the front of all lots on 50 foot streets, a 15 foot set back line along all lots on side streets. (2) All houses built to no less than minimum architectural standard as required by Federal Housing Authority specifications. (3) A ten foot easement along the back of all lots and as shown on the annexed plat for present and future public utilities, drainage and perpetual right-of-way for ditches to convey irrigation water as shown, said easements to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner."
  6. 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 June 17, 1959 in Volume 313, page 355, all Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 7th day of February A. D. 1980 at 12:30 o'clock P. M.

and duly recorded in Vol. M80, of Deeds on Page 2475

Wm D. MILNE, County Cl.

By Barbara Whitcomb

Fee \$7.00