

80418

WARRANTY DEED

Vol. 8564

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KNOW ALL MEN BY THESE PRESENTS, That LOUISE E. ASH who took title as LOUISE ELAINE ROETHLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANNA J. MUNDLIN, 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:

Lot 4, Block 5, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/68th interest in Lots 4 and 5 in Block 1. of said Addition.

- continued on the reverse side of deed -

(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 side 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 \$ 6,500.00

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 6th 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.

Louise E. Ash
LOUISE E. ASH

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
February 6, 1980

STATE OF OREGON, County of) ss.
February 6, 1980

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 _____

Personally appeared the above named LOUISE E. ASH

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

Christi L. Garrison
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6/19/83

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:

Ms. Louise E. Ash
P.O. Box 1391
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mrs. Anna J. Mundlin
P.O. Box 227
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE
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.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

- continued from the reverse side of this deed -

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Rainbow Park on the Williamson, "(1) A building set back line and a future public utilities easement as shown on the annexed plat; (2) Easements or rights of way of record and any further restrictions as shown in the recorded protective covenants."
2. A 20 foot building setback from streets as shown on the recorded plat.
3. An 8 foot utility easement along Westerly lot line as shown on dedicated plat.
4. Existing power and telephone line as shown on dedicated plat.
5. Reservations, including the terms and provisions thereof, as disclosed by instrument recorded in Volume 295, page 508, Records of Klamath County, Oregon, to wit:
 "Subject to such rights for electric transmission line purposes as The California Oregon Power Company may have under the Act of March 4, 1911 (36 Stat. 1253), as amended (43 U.S.C. DRV. 961)."
6. Reservations, including the terms and provisions thereof, as disclosed by instrument recorded in Volume 299, page 394, Records of Klamath County, Oregon, to wit:
 "Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record."
7. Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded in Volume 356, page 116, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mounain Title Co.

this 7th day of February A. D. 1980 at 2:53 clock P M., and

duly recorded in Vol. M80, of Deeds on Page 2525

Wm D. MILNE, County Clerk

By Bernetha A. Letoch

fee \$7.00