

80680 32900

WARRANTY DEED

Vol. 1780 Page 2952

KNOW ALL MEN BY THESE PRESENTS, That Raymond H. Willms and Carol C. Cox-Willms, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Helen I. DeVries and Gerben George DeVries, wife and husband, 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 14 in Block 13 Third Addition to Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Rules, regulations and assessments of South Suburban Sanitary District.
2. Easement, including the terms and provisions thereof, given by P. C. Carlson to The California Oregon Power Company, a California corporation, dated March 11, 1940, recorded April 5, 1940, in Deed Volume 128 page 267, records of Klamath County, Oregon.
3. Easement for pipe line, including the terms and provisions thereof, given by Ruth T. McClellan to California-Pacific Utilities Company, a California corporation, dated June 5, 1967, recorded June 5, 1967, in (For continuation of this document, see reverse side of this 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 noted of record as of the date of this deed and 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 \$60,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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. February 4, 1980.

In Witness Whereof, the grantor has executed this instrument this 4th 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.

STATE OF CALIFORNIA)
County of Sacramento) ss.

Raymond H. Willms
Raymond H. Willms
Carol C. Cox-Willms
Carol C. Cox-Willms

On this 4th day of February, in the year 19 80, before me

Gloria M. Simas

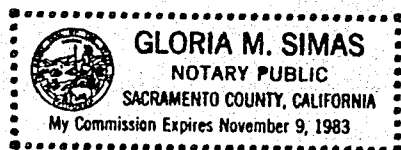
, a Notary Public in and for the County

and State aforesaid, personally appeared RAYMOND H. WILLMS and CAROL C. COX-WILLMS,

known to me to be the persons whose names are subscribed to the within instrument,

and acknowledged that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Gloria M. Simas
Notary Public

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

RECORDER'S USE

instrument/microfilm No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

80 FEB 14 AM 10 44

Volume M67, page 4178, Microfilm Records of Klamath County, Oregon.
 4. Reservations and restrictions contained in the dedication of Tract 1003 Third Addition to Moyina, as follows: "...said plat subject to: a building set back line as shown, public utility easements as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants."
 5. Trust Deed, including the terms and provisions thereof executed by Carol C. Cox, as grantor, to Transamerica Title Insurance Company, as trustee, for First National Bank of Oregon, as beneficiary, dated April 7, 1978, recorded April 7, 1978, in Volume M78 page 6762, Mortgage records of Klamath County, Oregon, to secure the payment of \$49,200.00, which Grantees herein agree to assume and pay, the unpaid principal balance of which is \$48,556.90 with interest paid to 2/15/80.

after recording return to:
 Mr. and Mrs. G.G. deVries
 1117 Tamera
 Klamath Falls, OR

Mail tax statements to:
 1st National Bank
 Portland, OR

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 14th day of February A.D., 19 80 at 10:44 o'clock A M., and duly recorded in Vol. M80 of Deeds on Page 2952.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha Helock Deputy