

82360

WARRANTY DEED MTC-868461. 780 Page 5634

ARTHUR H. PEDERSEN and JUANITA C. PEDERSEN

KNOW ALL MEN BY THESE PRESENTS, That also known as JUANITA C. PEDERSEN KUNTZ

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CECIL E. ELLIOTT, 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 15, Block 28, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the 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 stated on the reverse side 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 \$ 4,500.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,500.00. The whole or part of the consideration paid for this transfer, stated in terms of dollars, is \$ 4,500.00.

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 10 day of March, 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,

STATE OF CALIFORNIA

COUNTY OF YUBA

March 19, 1980

In State, personally appeared

Arthur H. Pedersen

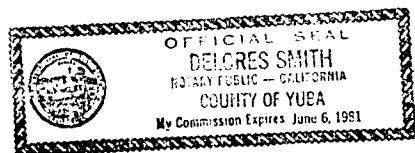
before me, the undersigned, a Notary Public in and for said

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature Delores Smith

Expires: 6-6-81 State of California County of Sutter



(This area for official notarial seal)

STATE OF OREGON,

On this 17 day of March, 1980, before me, DONNA KING, a Notary Public in and for said Sutter County,

personally appeared JUANITA C. PEDERSON KUNTZ

known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same.

WITNESS my hand and official seal.

Notary Public in and for said Sutter County and State My commission expires 9-28 1980

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

- continued from the reverse side of this deed -

SUBJECT TO:

1. Easements as contained in plat dedication, to wit:  
"Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easements to be centered on lines of adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and restrictions of record and additional restrictions as provided in any recorded protective covenants."
2. Covenants, conditions and restrictions, as set forth in Declaration of Restrictions, recorded March 13, 1967 in Volume M67, page 1751, and Amendment thereto, recorded July 6, 1967 in Volume M67, page 5062, all Microfilm Records of Klamath County, Oregon.
3. Reservations, restrictions and easements as contained in Deed of Tribal Property recorded September 10, 1959 in Deed Volume 315, page 530, Records of Klamath County, Oregon.
4. The premises herein described lie within and are subject to the levies and assessments of Nimrod Park Road District.

After recording return to:  
Cecil E. Elliott  
P.O. Box 27  
Sprague River, Ore. 97639

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 26th day of March A. D. 1980 at 11:47 o'clock A. M., of

fully recorded in Vol. M80, of Deeds on Page 5634

Wm D. MILNE, County Clr

Fee \$7.00

By Bernetha Helach