

82753

WARRANTY DEED

MTL-8800 L

KNOW ALL MEN BY THESE PRESENTS, That

James A. Lucas

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6310

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Timothy E. Breeding and Roseanna M. Breeding, 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 tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The North 60 feet of Lot 3, 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.

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 \$ 39,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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.

In Witness Whereof, the grantor has executed this instrument this 4th day of April, 1980; 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.

James A. Lucas
James A. Lucas

(If executed by a corporation, attach corporate seal)

STATE OF OREGON,

County of Klamath

April 4, 1980

Personally appeared the above named

James A. Lucas

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

James A. Lucas

GRANTOR'S NAME AND ADDRESS

Timothy E. Breeding and Roseanna Breeding
4212 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, County of

ss.

Personally appeared

and 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

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/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

SUBJECT TO:

6311

1. Water Charges to the City of Klamath Falls
2. The premises herein described are subject to the statutory powers, including the power of assessment of South Suburban Sanitary District
3. The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Project and Klamath Irrigation District
4. Easement set back lines and reservations as shown on dedicated plat and as contained in plat dedication.
5. A 15 foot building setback line as shown on dedicated plat
6. A 10 foot utility easement along the rear lot line as shown on dedicated plat
7. 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 11, 1959 in volume 313, page 290, and amended by instrument recorded in Volume 313, page 355, Deed Records of Klamath County.
8. Trust Deed including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: June 15, 1979

Recorded: June 18, 1979

Volume M79, page 14324. Microfilm Records of Klamath County, Oregon

Amount: 32,150.00

Grantor: James A. Lucas

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 4th day of April A. D. 1980 at 10:42 o'clock AM., or

fully recorded in Vol. M80, of Deeds on Page 6310

Wm D. MILNE, County Clerk

By Bernetha Hetch

Fee \$7.00