

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTC 8899-K Page 8743

KNOW ALL MEN BY THESE PRESENTS, That VIDA V. LOVETT and WILLIAM JACK McELREATH, not as tenants in common, but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRY F. SHARPE and PRISCILLA A. SHARPE, 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:

Lot 78, CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

-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 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 \$22,000.00. ~~HOWEVER, THE WHOLE CONSIDERATION PAID FOR THIS TRANSFER IS TO BE PAID BY THE GRANTOR TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, AND THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PAYMENT OF THE SAME.~~ (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 13th day of May, 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)

VIDA V. LOVETT

WILLIAM JACK McELREATH

STATE OF OREGON, County of _____) ss.

STATE OF OREGON, _____) ss.

County of Klamath
May 13, 1980

Personally appeared the above named
VIDA V. LOVETT and WILLIAM JACK
McELREATH

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

Ms. Vida Lovett and Mr. McElreath
2504 Miller Island Road
Klamath Falls, OR 97601

Mr. and Mrs. Terry F. Sharpe
4236 Austin
Klamath Falls, OR 97601

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

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

- Continued from the reverse side of this deed -

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SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.
3. Mobile Home taxes have been assessed with Veterans' Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.
4. Irrigation lateral along rear lot line as shown on dedicated plat.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
6. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
7. Reservations as contained in Deed recorded in Volume 267, page 653, Deed Records of Klamath County, Oregon, to wit:
"subject to rights of way for ditches . . . but reserving unto the grantors their heirs and assigns, as owners of the other lots in said Casitas the perpetual right and easement to construct, operate and maintain drainage and/or irrigation ditches along and across said real property for the benefit of such other lots."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 13th day of May A. D. 1980 at 10:46 o'clock A. M., and
truly recorded in Vol. M80, of Deeds on Page 8743

Wm D. MILNE, County Clerk

Fee \$7.00

By [Signature]