

84430

WARRANTY DEED

mtc 889.0M Vol. 80 Page 9043

KNOW ALL MEN BY THESE PRESENTS, That

Richard J. Dollarhide and Pamela S.

Dollarhide, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gary E. Schrieber and Judith G. Schrieber, 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 19 in Block 7, THIRD ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH the West 1/2 of vacated walkway lying adjacent to Lot 19 on the West.

(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.

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 \$ 56,625.00

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 16th 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)

STATE OF OREGON,

County of Klamath
May 16th, 1980

Personally appeared the above named
Richard J. Dollarhide and
Pamela S. Dollarhide

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Pamela S. Dollarhide

STATE OF OREGON, County of) ss.
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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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Richard J. Dollarhide and Pamela S. Dollarhide

GRANTOR'S NAME AND ADDRESS
Gary E. Schrieber and Judith G. Schrieber
6375 Climax
Klamath Falls, Oregon 97601

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.

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.

Recording Officer

By Deputy

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Moyina Water District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. A 20 foot building set back from Climax Ave as shown on dedicated plat.
4. An 8 foot utility easement along the rear of lot as shown on dedicated plat.
5. Reservations as contained in plat dedication, to wit:
 "Subject to the following conditions: (1) A 20 foot building setback line along the front and a 15 foot setback on the street sideline of all lots as shown on the annexed plat. (2) Public utilities easement on the back of all lots as shown on the annexed plat, said easement to provide ingress and egress for the construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owner, should said construction or maintenance damage them. (3) Additional restrictions as provided in recorded protective covenants."
6. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as contained in Deed recorded September 28, 1949 in Volume 234, page 248, Deed Records of Klamath County, Oregon, to wit:
 "Subject to any and all unpaid taxes thereon, if any, and not more than two hogs shall be kept on said premises at any one time, and subject also to any and all incumbrances permitted or suffered by the grantees on said premises at any time."
7. An easement created by instrument, including the terms and provisions thereof, dated May 23, 1956, recorded May 28, 1956 in Book 283, page 413, Deed Records of Klamath County, Oregon, in favor of the California Oregon Power Company, a California corporation, for electric transmission line.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 16th day of May A. D. 1980 at 1:20 o'clock P. M., of
 duly recorded in Vol. M80, of Deeds on Page 9043

Wm. D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$7.00