

1-1-74

86488

WARRANTY DEED

Vol. 1780 Page 12410



KNOW ALL MEN BY THESE PRESENTS, That DAN RENTLE and HELEN RENTLE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK L. ZIEGELMEYER and SANDRA J. ZIEGELMEYER, 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 22, RIVER'S BEND, a platted portion of Klamath County, Oregon, according to the official plat thereof in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an easement for road purposes situated in the N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 20, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

A 60 foot strip of land measured at right angles to and lying along the South line of the N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 20 from the Easterly right of way line of River's Drive, as set out in the recorded plat of River's Bend, a platted portion of Klamath County, Oregon, to the Easterly line of the SW $\frac{1}{4}$ of said Section 20.

SUBJECT, however, to the following:

1. A 25 foot building setback line along the front as set forth on (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 \$3,750.00

~~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 \textcircled{O} , 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 28th day of June, 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.

Dan Rentle
Dan Rentle
Helen Rentle
Helen Rentle
STATE OF OREGON, County of Shasta ss.

County of Shasta June 28, 1980. Personally appeared Dan Rentle and Helen Rentle 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

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

Before me: *Michelle A. Grisham*
(OFFICIAL SEAL) Notary Public for Oregon CALIFORNIA My commission expires: July 16, 1982
Before me: Notary Public for Oregon My commission expires:

Dan Rentle & Helen Rentle
2513 Ostling Ave.
Redding, Calif. 96003
GRANTOR'S NAME AND ADDRESS
Jack L. & Sandra J. Ziegelmeier
Star Rt. 1, Box 87C
Chiloquin, Ore. 97624
GRANTEE'S NAME AND ADDRESS
After recording return to:
Jack L. & Sandra J. Ziegelmeier
Star Rt. 1, Box 87C
Chiloquin, Ore. 97624
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Jack L. & Sandra J. Ziegelmeier
Star Rt. 1, Box 87C
Chiloquin, Ore. 97624
NAME, ADDRESS, ZIP

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/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

J. DAL

and the following information is being furnished to you for your information:

-brother, Joseph O. Wilson, County Clerk of Wilkes County, Georgia, advised that he had no record of a marriage license issued by him in the office of the County Clerk of

any other FBI or Government for your purposes a check in the West-800 of
the Williamette Northies.

On 10/10/68, the following information was received from the Bureau of the Census, Washington, D.C.:

...the date of this deed and those appearing upon the ... of the date of this deed ...

12411

Continued from the front:
dedicated plat.

2. A 20 foot public utilities easement along the back as set forth on dedicated plat.

3. Reservations as contained on plat dedication, to wit:
 "Subject to a 25 foot building setback line along the front of all lots, a 5 foot building setback line along the side lines of all lots, and a 20 foot easement along the back of all lots for future public utilities, said easement to provide ingress and egress for construction and maintenance of said utilities with no structures being permitted thereon."

4. Rights of the public and of governmental bodies in and to any portion of the above described property lying below the high water mark of the Williamson River.

5. Conditions and restrictions as set forth in Deed recorded December 10, 1963 in Volume 349, page 573, Deed Records of Klamath County, Oregon, to wit: "No commercial use shall be made of the premises herein granted, that any residence built thereon shall be of not less than 600 square feet of livable floor space and set on rock or concrete foundation and that in the occupation of the premises, the grantees, their successors and assigns shall not construct or maintain outside privies and will comply with all state and county sanitary regulations."

6. Terms and conditions of Modoc Point Irrigation Project.

7. Subject to reservations set out in Land Status Report recorded in Volume 211, page 570, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

This 7th day of July A. D. 1980 at 11:53 o'clock A. M.,

duly recorded in Vol. M80, of Deeds on Page 12410

Wth D. MILNE, County Clk.

Fee \$7.00

By Berntha Hetch