

FRONTIER

86601

WARRANTY DEED

Vol. 1780 Page 12600



KNOW ALL MEN BY THESE PRESENTS, That PAULINE F. DOTSON, who acquired title as PAULINE F. RUSH hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD R. DOTSON and PAULINE F. DOTSON, 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 47 in Block 3 as shown on the map entitled "TRACT NO. 1064, FIRST ADDITION TO GATEWOOD", filed in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Easement, including the terms and provisions thereof, recorded May 18, 1907 in Volume 22, Page 479 in favor of United States of America for irrigation construction.
2. Easement, including the terms and provisions thereof, record May 15, 1945 in Volume 176, Page 284 in favor of Oregon Power Company for right of way for pole lines.
3. Utility easements as delineated on the recorded plat.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 3, 1976 in Volume M76, Page 13888.

(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 hereinabove set forth and those apparent on the land

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 \$ 50,000.00.
~~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 ①, 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 day of July, 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.

Pauline F. Dotson
 PAULINE F. DOTSON

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
 County of Klamath } ss.
July, 1980

Personally appeared the above named Pauline F. Dotson

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

Before me *Carol Otus*
 (OFFICIAL SEAL) Notary Public for Oregon
 My commission expires: 5-6-84

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:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: <u>Frontier Title & Escrow</u>
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, }
 County of Klamath } ss.
 I certify that the within instrument was received for record on the 8th day of July, 1980, at 3:16 o'clock P.M., and recorded in book/reel/volume No. M80 on page 12600 or as document/fee/file/instrument/microfilm No. 86601, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
 NAME TITLE
 By *Berntha H. Hetch* Deputy

15 JUL 8 1980