

WARRANTY DEED

86680

GENE VERNON CHRISTENSEN and NANCY C.

KNOW ALL MEN BY THESE PRESENTS, That CHRISTENSEN, husband and wife

CHRISTENSEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRISTOPHER J. HAINLEY and SHARON A. HAINLEY, 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 5, Block 10, TRACT 1026, THE MEADOWS, according to the official plat thereof on file in the office 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 date

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 \$ 54,000.00

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 24th 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.

Gene Vernon Christensen

GENE VERNON CHRISTENSEN

Nancy C. Christensen

NANCY C. CHRISTENSEN

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss. I, Notary Public for Oregon, do hereby certify that the foregoing instrument was duly executed by the within named parties on the 24th day of July, 1980.

Personally appeared the above named GENE VERNON CHRISTENSEN and NANCY C. CHRISTENSEN, husband and wife

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

Before me: (OFFICIAL SEAL)

Notary Public for Oregon My commission expires: 6/19/83

Mr. & Mrs. Gene Vernon Christensen 4120 Meadows Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Christopher J. Hainley 1129 SE 27th Portland, OR 97214

GRANTEE'S NAME AND ADDRESS

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 1980,

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 of Klamath.

Recording Officer Deputy

By

- 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. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Meadows District Improvement Co.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Building setback line 25 feet from Barry Drive as shown on dedicated plat.
5. Public utility easement as shown on dedicated plat. (Affects rear 8 feet and North 5 feet).
6. Reservations as contained in plat dedication, to wit:
"subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; Easements as shown on the annexed map for construction and maintenance of public utilities, irrigation and drain ditches, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; Additional restrictions as provided in any recorded protective covenants."
7. Covenants, conditions 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 November 29, 1971 in Volume M71, page 12500, Microfilm Records of Klamath County, Oregon.
8. An easement created by instrument, including the terms and provisions thereof, Dated: April 16, 1931 Recorded: May 2, 1931 Volume: 95, page 177, Records of Klamath County, Oregon
In favor of: California Oregon Power Company
For: Transmission and distribution of electricity
9. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: November 9, 1976 Recorded: November 10, 1976 Volume: M76, page 17857, Microfilm Records of Klamath County, Oregon Amount: \$33,400.00
Mortgagor: Gene Vernon Christensen and Nancy C. Christensen, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs
10. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: March 9, 1978 Recorded: March 10, 1978 Volume: M78, page 4597, Microfilm Records of Klamath County, Oregon Amount: \$3,000.00
Mortgagor: Gene Vernon Christensen and Nancy C. Christensen, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M83515)
11. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: February 12, 1979 Recorded: February 13, 1979 Volume: M79, page 3494, Microfilm Records of Klamath County, Oregon Amount \$2,000.00
Mortgagor: Gene Vernon Christensen and Nancy C. Christensen, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P05415)

STATE OF OREGON; COUNTY OF KLAMATH;

Filed for record at request of Mountain Title Co.

this 10th day of July A. D. 19 80 at 8:33 A. M., on
July recorded in Vol. M80, of Deeds on Page 12723

W. D. MILNE, County Clerk

By Berntha H. Hetch

Fee \$7.00