

86832

WARRANTY DEED

JOE GREEN

Vol. 1780 Page 12959

KNOW ALL MEN BY THESE PRESENTS, That

KENNETH W. LAMBERT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called and K. LOUISE LAMBERT, husband and wife

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 _____ and State of Oregon, described as follows, to-wit:

Lot 2, Block 2, CHIA PARK, TRACT NO. 1151, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (See reverse side of this deed)

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Easements, if any, for public utilities which may lie under or be over any of the vacated streets or alleys.
3. Reservations as contained in plat dedication, to-wit: "said plat being subject to: (1) Building setbacks as follows: Front, 20 ft.; Side, 5 ft.; corner lot 10 ft. abutting street; Rear, 20 ft. (2) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

(See reverse side of this deed)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that

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 above and on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 48,000.00

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 11th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Lane } ss.
July 11, 1980

Personally appeared the above named

JOE GREEN

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4-25-82

STATE OF OREGON, County of Lane) ss.
1980

Personally appeared _____ 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 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:

Mr. Joe Green
P.O. Box 1915
Eugene, OR 97401

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Kenneth W. Lambert

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,

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/roll number _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By _____

Deputy

SUBJECT TO:

4. 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 in Volume M78, page 20454, Microfilm Records of Klamath County, Oregon.
5. Transmission line easement, including the terms and provisions thereof, given by Klamath County, Oregon, by and through its Board of County Commissioners, to the United States of America, dated January 9, 1952, recorded February 13, 1952 in Volume 252, page 574, Deed Records of Klamath County, Oregon, said easement assigned to California Oregon Power Company by Quitclaim Deed dated March 31, 1954 in Volume 266, page 216, Deed Records of Klamath County, Oregon.
6. Transmission line easement, including the terms and provisions thereof, given by Harry R. Waggoner, also known as H. R. Waggoner and Norma Elaine Waggoner, to the United States of America, dated August 7, 1952, recorded August 28, 1952 in Volume 256, page 438, Deed Records of Klamath County, Oregon, said easement assigned to The California Oregon Power Company by Quitclaim Deed dated March 31, 1954 recorded April 12, 1954 in Volume 266, page 316, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 14th day of July A. D. 1980 at 11:26 o'clock A. M., and

fully recorded in Vol. M80, of Deeds on Page 12959

W. D. MILNE, County Clerk

By Bernetha J. DeLoach

Fee \$7.00