

## WARRANTY DEED

Vol. 178 Page 14457

KNOW ALL MEN BY THESE PRESENTS, That Larry G. Callies and Susan L. Callies, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kevin Douglas Cramer

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:

The East 60 feet of the West 66 feet of Lot 10 as shown on the map entitled "DEBIRK HOMES", filed in the office of the County Clerk, Klamath County, Oregon.

Subject, however, to the following:

1. 1980-81 taxes, a lien in an amount to be determined, but not yet payable.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.

4. An easement created by instrument including the terms and provisions thereof.

Dated December 5, 1980 (for continuation of this deed see reverse side of this document)

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;

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 \$ 38,000.00

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 @, if not applicable, should be deleted. See ORS 93.050.)

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 1<sup>st</sup> day of August, 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 ) ss.  
August 1<sup>st</sup>, 1980

STATE OF OREGON, County of ) ss.

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 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_  
Larry G. Callies and Susan L. Callies, 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: \_\_\_\_\_

Before me: \_\_\_\_\_  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: \_\_\_\_\_

NOTARY PUBLIC OF OREGON

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SHASTA BRANCH KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.  
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/tee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE  
By \_\_\_\_\_ Deputy

80 AUG 11 PM 3 21

Recorded December 10, 1956, Volume 288, Page 319, Klamath County Deed Records

In Favor of The California Oregon Power Company Transmission Lines

5. Perpetual rights to the use of all irrigation ditches as shown on the plat.

6. Utility easements as delineated in the dedication along the Southern 8 feet.

7. Set back provisions as delineated on the recorded plat, 20 feet from the Northern lot line.

8. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as set forth in the plat dedication, to-wit:

1. A 20 foot building setback line as shown. 2. The use of land platted herein is for residential purposes only and is limited to one residential building per lot. 3. Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority Specifications. 4. There shall be a minimum foundation area of 850 square feet for one-story residences, not including garage or storage space.

9. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, religion or national origin, imposed by Instrument, including the terms thereof.

Recorded July 15, 1958, Volume 301, Page 56, Klamath County Deed Records

Modified February 26, 1960, Volume 319, Page 246, Klamath County Deed Records

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed and sworn to before me this 4th day of August, A.D. 1960, at 3:21 o'clock P.M., on

his 4th day of August, A.D. 1960, at 3:21 o'clock P.M., on

July recorded in Vol. M80, of Deeds on Page 14457

Wm D. MILNE, County Clerk

By Bernetha H. Gutsch Fee \$7.00

STATE OF OREGON, County of

Notary Public for Oregon

My commission expires

Notary Public in Oregon

My commission expires

Notary Public in Oregon

My commission expires

Notary Public in Oregon

My commission expires

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