

1-1-74

K-33523 90611

WARRANTY DEED

Vol. 1380 Page 18987

KNOW ALL MEN BY THESE PRESENTS, That Hoil Henry Thomasson, Jr. and AANTJE NORA CROWELL, who took title as AANTJE NORA THOMASSON hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TYRONE L. PICKENS

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 48, Block 1, Tract No. 1078, SECOND ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 those as shown on the reverse hereof

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 \$ 41,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, 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 25 day of September, 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.

10-1, 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

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: 8-5-83

Notary Public for Oregon

My commission expires:

Hoil Thomasson Jr & Aantje Crowell
2218 Greensprings Drive
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Tyrone L. Pickens

3926 Gregory

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Tyrone L. Pickens

3926 Gregory Drive

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Tyrone L. Pickens

3926 Gregory Drive

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

280 OCT 1 PM 2 18

18888E

18888

18888

EXCEPTIONS:

1. Rules, regulations and assessments of South Suburban Sanitary District.
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Warranty Clearance Easement, including the terms and provisions thereof, by and between Walter L. Galloway, a single man, and Jennie H. Galloway, a widow, to the United States of America, dated May 12, 1964, recorded May 12, 1964 in Volume 353, page 455, Deed Records of Klamath County, Oregon.
4. Easement of South Suburban Sanitary District, including the terms and provisions thereof, given by Elmer Woelk and Phyllis Woelk, husband and wife, to the South Suburban Sanitary District dated September 15, 1969, recorded September 24, 1969 in Volume M-69, Page 8242, Microfilm Records of Klamath County, Oregon.
5. Reservations and restrictions in the dedication and on the plat of Second Addition to Kelene Gardens, as follows: " . . . (1) Easements for public utilities and irrigation as shown on the annexed map, said easements to provide ingress and egress for construction and maintenance of said facilities; (2) Building set back lines as shown on the annexed map; (3) No vehicular access to Anderson Avenue from any lot; (4) No changes will be made in the present irrigation ditches without the consent of the Klamath Irrigation District, its successors or assigns; (5) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

STATE OF CALIFORNIA

COUNTY OF Butte

On September 26, 1980

said State, personally appeared

Hoil Henry Thomasson, Jr.

known to me to be the person whose name

subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Signature

LUCY C. STIRNUS
Name (Typed or Printed)



OFFICIAL SEAL

LUCY C. STIRNUS

NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN THE
COUNTY OF BUTTE

Comm. Exp. Sept. 24, 1982

(This area for official notarial seal)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 1st day of October A. D. 1980 at 2:18 o'clock P. M., of

filed recorded in Vol. M80, of Deeds on Page 18987

Wm D. MILNE, County Clerk

Bernetha A. Helich

Fee \$7.00