

1-1-74

90746

WARRANTY DEED

Vol. 1780 Page 19211

KNOW ALL MEN BY THESE PRESENTS, That John E. Schmidt

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John E. Schmidt and Frances S. Schmidt, 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 12, Block 1, Tract No. 1044 known as WEMBLY PARK, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Wembly Park.
4. Set back provisions as delineated on the recorded plat 25 feet from front lot line and 20 feet from side lot line.
5. Utility easements as delineated on the recorded plat 8 feet along real

See other side for easement

(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

NO CONSIDERATION TO THIS DEED IT IS RECORDED TO ADD WIFES NAME

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 \$ None.

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 _____ day of _____, 19____; 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.

John E. Schmidt

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

October 3, 19 80

Personally appeared the above named

John E. Schmidt

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

(OFFICIAL SEAL)

Notary Public for Oregon 7-30-81

My commission expires:

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

John E. Schmidt5105 Mazama WayKlamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

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

Same as above

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 on

page _____ of book _____ 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

11581

19212

19212

6. An easement, created by instrument, including the terms and provisions thereof, dated November 12, 1947, recorded December 8, 1947 in Book 214 at page 394, Deed Records, in favor of Magdalene Ezell, her heirs or assigns, "reserving unto the grantor, her heirs and assigns the easement to conduct irrigation water thru existing ditches along the North and East lines of said property, and subject to rights of way and easements of record and those apparent on the lands", over S1N1SW1SE1. (Covers additional property)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at _____

is 3rd day of October A. D. 19 80 at 2:53 P M., and
tuly recorded in Vol. 420, of Deeds on Page 19211

Wm D. MILNE, County Clerk

By Bernetha H. Helosh

Fee \$7.00