

1-1-74

FTE#485

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WARRANTY DEED

Vol. 178 Page 19290



KNOW ALL MEN BY THESE PRESENTS, That RICHARD B. LANG and PAMELA J. LANG, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALICE E. McMAHON, a single woman, 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 20 in Block 14, as shown on the map entitled "TRACT 1112, EIGHTH ADDITION TO SUNSET VILLAGE", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 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 Enterprise Irrigation District. 4. Subject to the levies and assessments of the Highway Lighting District. 5. Utility easements as delineated on the recorded plat along the Western 8 feet. 6. Set back provisions as delineated on the recorded plat 25 feet from the Eastern lot line. 7. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded March 25, 1975 in Vol. M75, Page 3318, Klamath County Microfilm Records. (CONTINUED ON REVERSE)

(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 set forth above and those apparent on the land 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 \$61,500.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$61,500.00. (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 27th 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)

Richard B. Lang RICHARD B. LANG

Pamela J. Lang PAMELA J. LANG

STATE OF OREGON, WYOMING) County of NATRONA) ss. SEPTEMBER 27, 1980.

STATE OF OREGON, County of) ss. , 19.

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 Richard B. Lang and Pamela J. Lang, husband and wife

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

a corporation, 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.

Notary Public for Wyoming My commission expires: August 5, 1983

Notary Public for Oregon My commission expires:

Form with fields for Grantor's Name and Address (Richard B. & Pamela J. Lang), Grantee's Name and Address (Alice E. McMahon), and recording return information (Alice E. McMahon, 3732 LaMarada, Klamath Falls, OR 97601).

Form with fields for Notary Public information, recording return information, and a section for recording return information (SPACE RESERVED FOR RECORDER'S USE).

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8. Easement, including the terms and provisions thereof, recorded December 1, 1975 in Vol. M75, Page 15098, Klamath County Microfilm Records, in favor of Pacific Power & Light Co. for electric transmission and distribution lines over Southern 5 feet.
9. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$34,300.00, dated May 9, 1977, recorded May 9, 1977 in Vol. M77, Page 8030, Klamath County Microfilm Records, Richard B. Lang and Pamela J. Lang, Grantor, William Ganong, Jr., Trustee, and First Federal Savings and Loan Association of Klamath Falls, Oregon, Beneficiary.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co
this 6th day of October A. D. 1980 at 11:10 o'clock A. M.
duly recorded in Vol. M80, of Deeds on Page 19290

Wm D. MILNE, County Clerk
By *Suzanne S. Helich*

Fee \$7.00