

MOUNTAIN TITLE COMPANY

92783

WARRANTY DEED

91023

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22608

KNOW ALL MEN BY THESE PRESENTS, That HILTON R. THOMAS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE F. CHRISTENSEN and ERNESTINE CHRISTENSEN, 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 17, Block 9, FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
4. A 20 foot building setback from street as shown on annexed plat.
5. Reservations and restrictions as contained in plat dedication.
6. Subject to a 16 foot utilities easement over Easterly and Southerly lot lines as shown on dedicated plat.
7. Subject to an irrigation ditch easement over East lot line as shown on dedicated plat.

(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 stated above or those apparent upon the land, if any, as of the date of this deed

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 \$ 55,700.00

~~Whereof the actual consideration consists of or includes other property or value given or promised which is part of the consideration for this transfer.~~ (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 20th day of November, 19 80; 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.

Hilton R. Thomas
HILTON R. THOMAS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
November 20, 19 80

STATE OF OREGON, County of) ss.
November 20, 19 80

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

, 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.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Christie L. Garrison
Christie L. Garrison

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

Mr. Hilton R. Thomas
1742 Shawna Court
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Wayne F. Christensen
4513 Lombard
Klamath Falls, OR 97601
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,) ss.
County of Klamath)

I certify that the within instrument was received for record on the 20th day of November, 19 80, at 11:37 o'clock AM., and recorded in book M80 on page 22608 or as file/reel number 9278.3, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By *Wm. D. Milne* Recording Officer
Deputy

Fee \$3.50

MOUNTAIN TITLE COMPANY