

MOUNTAIN TITLE COMPANY

10268 93330

WARRANTY DEED

MTC 9603

Vol. 1780

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KNOW ALL MEN BY THESE PRESENTS, That
William C. Cardoza

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
D.A. Denman and Patricia Denman, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 5, SUN FOREST ESTATES, TRACT 1060, 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
as stated on the reverse of this deed, or those apparent upon the land, if any,
as of the date of this deed.

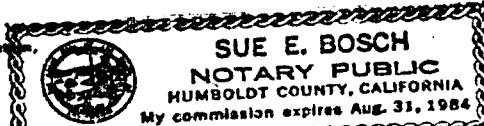
and that
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,500.00

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 93.030.)

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 19th day of November, 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 Humboldt) ss.
November 19, 1980

Personally appeared the above named

William C. Cardoza

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Sue E. Bosch
Notary Public for California
My commission expires:

STATE OF OREGON, County of) ss.
November 19, 1980

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 be-
half 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:

William C. Cardoza

GRANTOR'S NAME AND ADDRESS

D. A. Denman and Patricia Denman
166 Gibbon Road
Central Point, Oregon 97503

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above MTC

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19____,

at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

2. Restrictions as contained in plat dedication, to wit:
"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on annexed map, is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."
3. Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 3rd day of December A. D. 1980 at 3:46 clock PM., and

only recorded in Vol. M80, of Deeds on Page 23500

Wm D. MILNE, County Clerk

By: Bernetha H. Lettsch

Fee \$7.00