

94778

WARRANTY DEED
(Statutory Form)

Vol. 178 Page 752

GRANTOR: JEROME F. ROTH and VICKI L. ROTH, Husband and Wife

CONVEYS AND WARRANTS TO

GRANTEE: FRANCISCO VILLEGAS and ANABELA VILLEGAS, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:

Lot 9, Block 3, Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. 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 owner to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the 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 as provided in any recorded protective covenants."
2. 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.
3. 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 18, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

See reverse, which by reference is made a part hereof.
The true and actual consideration for this transfer is \$3,995.00

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: December 28, 1980

GRANTOR:

Jerome F. Roth
Jerome F. Roth
Vicki L. Roth
Vicki L. Roth

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

Francisco and Anabela Villegas, 158 Jordan Street, Vallejo, CA 94590

STATE OF OREGON, County of Clark

Date: 12-28-80

Personally appeared the above named

Jerome F. Roth & Vicki L. Roth

and acknowledged the foregoing instrument to be

their voluntary act and deed. Before me:

Sharon Bottger
Notary Public for Oregon

My commission expires: March 1, 1981

State of Oregon, County of

Date:

Personally appeared

sworn, stated that he is the

corporation and that the seal affixed hereto to its seal and that this instrument was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

Notary Public for Oregon

My commission expires:

WARRANTY DEED

ROTH TO VILLEGAS

AFTER RECORDING RETURN TO
Key Escrow Company
632 S.W. Sixth Street
Redmond, Oregon 97756
Escrow #25-329
Order #9691

(DON'T USE THIS
SPACE. RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, County of

I certify that the within instrument was re-
ceived for record on the day of

19 at o'clock

M., and recorded in book on page

Witness my hand and seal of County affixed.

COUNTY CLERK

By DEPUTY.

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WARRANTY DEED

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4. Transmission line easement, including the terms and provisions thereof, in favor of the United States of America, recorded October 9, 1951 in Volume 250, page 282, Records of Klamath County, Oregon.
5. Easement and release, including the terms and provisions thereof, granted to the United States of America, for electric power transmission line, recorded June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
this 15th day of January A.D. 19 81 at 11:15 clock A.M., and

duly recorded in Vol. M81 of Deeds on Page 752.

By Bernetha A. Letich
EV-LYN BIEHN, County Clerk

Fee \$7.00

3. Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded September 18, 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 18, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.

The true and correct copy of this instrument is hereby certified to be a true and correct copy of the original instrument on file in the office of the County Clerk of Klamath County, Oregon.

DATED January 22, 1981

GRANTOR

Vicki L. Roth
Vicki L. Roth

Testimony of Grantor: I, the undersigned, being duly sworn, depose and say that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument.

State of Oregon, County of Klamath
I, the undersigned, being duly sworn, depose and say that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument.

STATE OF OREGON, County of Klamath
I, the undersigned, being duly sworn, depose and say that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument.

Testimony of County Clerk: I, the undersigned, being duly sworn, depose and say that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument.

Testimony of County Clerk: I, the undersigned, being duly sworn, depose and say that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument.

Testimony of County Clerk: I, the undersigned, being duly sworn, depose and say that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument.

Testimony of County Clerk: I, the undersigned, being duly sworn, depose and say that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument.

Testimony of County Clerk: I, the undersigned, being duly sworn, depose and say that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument.

Testimony of County Clerk: I, the undersigned, being duly sworn, depose and say that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument.

County Clerk
Deputy
I, the undersigned, being duly sworn, depose and say that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument, and that I am the person who executed the foregoing instrument.