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FORM No

1-1-74

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KNOW ALL MEN BY THESE PRESENTS, That

SPECIAL WARRANTY DEED (Individual or Corporate

United States National Bank of

YOI.

, hereinafter called grantor, and Sally N. Thayer, husband and wife ----hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County Klamath , State of Oregon, described as follows, to-wit:

SPECIAL WARRANTY DEED

Lot 9, Block 6, Moyina Third, in the City of Klamath Falls, County of Klamath, Oregon

1534 Kimberly Drive AKA Klamath Falls, Oregon

Subject to exceptions on opposite page,

ficential scole is stated a

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 73,000.00 HERE AND A CONSIDERED RECEIVED AND A CONSIDER 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 February , 1981; 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.

order of its board of directors.

(If executed by a corporation, affix corporate seal)

CE CONTRACTION OF KIAMATH, 55

Personally appeared

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Transmaerica Title

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Kim McCarrel

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STATE OF	ORF	GON			-)				
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and the second		- 1. A.				SS.			
Country		1.12			·)				

......who, being duly sworn, Personally appeared the above named she is a Trust Real Estate Officer of United Bank of Oregon, a National Banking Assoc. a corporation, espace O į. the Basterly aide and that the seal affixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt 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 met and acknowledged the foregoing instrument to be voluntary act and deed.

Before weillities and additional (OFFICIAL GURGUSUE US RUDAN ED BEDATES JUST 33 SEAL)

NAME, ADDRESS, ZIE

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United States National Bank Con CO ASTIONE N OFWERE TH MESTATE OF OREGON, P. O. Box: 3168 enc constants Co vell site querthed in FOCEL MAINS IL ut n C County of SURGUISU GRANTOR'S NAME AND ADDRESS I certify that the within instru-Wilbur B, and Sally N. Thayerco ment was received for record on the AGGER-REALER (F) h920 551 1534 Kimberly, Dr. reffor LOACE COMPSULA U. Liforaia corpo. day of <u>, 19</u> (19) To Take as not lat KlamathoFalls, Oregonor' TO LESS MTGS' be o'clock......M., and recorded on page. or as ORANTEE'S NAME AND ADDRESS. FOR After recording return to: file/roel Jumber..... Here, (Blatike BECONDER,P Nor Wilbur, Bec& Sally N. Thayer Record of Deeds of said county. o in Adjunce 130 b/ Witness my hand and seal of 1534 Kimberly, Dr. recorded white 2 Klamath Falls, Oregon crosses ph the transmission taram and but but out County affixed. 了这些情况在于 NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address, South, Subu DAD SAULTAY VILLE Ubu enploce to the state Recording Officer 600 4e へ within ind h actor mea Deputy By

The premises herein described are within and subject to the statuatory powers, including the power of assessment, of South Suburban Sanitary District.

2. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Volume 128, page 267, in favor of California Oregon Power Company, for pole and lines. (Blanket easement)

Man NeCarrel

(maj ruotar)

Sec. M. Carlos

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3. An easement and right of way created by instrument, including the terms and provisions thereof, 10 feet wide, "pole line as now located," granted to The California Oregon Power Company, a California corporation, dated June 1, 1956, recorded June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon. (Blanket easement) easement)

nutre 285, spage 257, mas granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in the various lot deeds.

- Restrictions and easements contained in plat dedication, to wit: 5. "Said plat subject to: a building setback line as shown, public utility (ob) ICIVI easement as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants." ំអូចផ្លូ ច
- ຕໍ່ພວກປະທິນທ A 20 foot building setback along the front of lot and a 15 foot building 6. setback along the Easterly side of lot as shown on dedicated plat. 011108 المرجع والمرجع
 - 7. A public utility easement along the rear of lot as shown on dedicated plat. A good grader to be a strength

STATE OF OTTECN; COUNTY OF KLAMATH; ss.

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