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SPECIAL WARRANTY DEED

Vol. 1787 Page 3827



KNOW ALL MEN BY THESE PRESENTS, That
Oregon, a National Banking Association

United States National Bank of

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Wilbur B. Thayer
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
of Klamath, State of Oregon, described as follows, to-wit:

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

AKA 1534 Kimberly Drive
Klamath Falls, Oregon

Subject to exceptions on opposite page,

(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 war-
rant 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

However, the consideration stated above does not include other property, consideration or value provided which is
the whole
part of the
consideration (indicate which of the above is the whole or part of the consideration, and the balance of the consideration is provided by other property, consideration or value provided which is the whole or part of the consideration.)

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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, County of Multnomah

STATE OF OREGON,

County of

ss.

STATE OF OREGON, County of Multnomah ss.

February 20, 1981

Personally appeared Kim McCarrel

Personally appeared the above named

who, being duly sworn,
she is a Trust Real Estate Officer of United States National
Bank of Oregon, a National Banking Assoc.

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.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires

Notary Public for Oregon
My commission expires: January 14, 1983

United States National Bank
P. O. Box 3168
Portland, Oregon 97208

GRANTOR'S NAME AND ADDRESS

Wilbur B. and Sally N. Thayer
1534 Kimberly Dr.
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:
Wilbur B. & Sally N. Thayer
1534 Kimberly Dr.
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Wilbur Thayer
1534 Kimberly Dr.
K Falls

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of 1981,
at o'clock M., and recorded
in book on page or as
file/roel number.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer
By Deputy

1. The premises herein described are within and subject to the statutory 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)
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)
4. Easement covering water mains running to well site described in Deed Volume 285, page 257, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in the various lot deeds.
5. Restrictions and easements contained in plat dedication, to wit:
"Said plat subject to: a building setback line as shown, public utility easement as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants."
6. A 20 foot building setback along the front of lot and a 15 foot building setback along the Easterly side of lot as shown on dedicated plat.
7. A public utility easement along the rear of lot as shown on dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transmaerica Title Co.

This 4th day of March A.D. 1981 at 3:33 o'clock P.M., the

duly recorded in Vol. 1181, of Deeds on A.C. 3827

EV. LYN BIEHN, County Clerk

By Bernetha A. Delach

Fee \$7.00

subject to encumbrances on onbeetor being

KLAMATH COUNTY, OREGON
VCLV T238 KTRFCEJA DEAC

COUNTY OF KLAMATH, OREGON
FOR A. B. TROTT & SONS, L.P.A. TO THE CITY OF KLAMATH COUNTY