

323

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Donald E. Denson and Kathleen R. Denson, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David H. Thomas and Linda A. Thomas, 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 5, Block 15, TRACT NO. 1112, EIGHTH ADDITION TO SUNSET VILLAGE, 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 \$ 61,500.00. 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 2 day of June, 19 81 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)

Donald E. Denson

Kathleen R. Denson

STATE OF OREGON, )  
County of Klamath ) ss.  
June 2, 19 81

STATE OF OREGON, County of ) ss.  
June 2, 19 81

Personally appeared the above named Donald E. Denson and Kathleen R. Denson

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Linda Stelle

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 7/13/81

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)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Donald E. Denson and Kathleen R. Denson

GRANTOR'S NAME AND ADDRESS  
David H. Thomas and Linda A. Thomas  
3719 LaMarada Way  
Klamath Falls, Oregon 97601

After recording return to:

as above

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.

no change

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of \_\_\_\_\_  
I certify that the within instrument 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

SPACE RESERVED FOR RECORDER'S USE

- 9885
1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
  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 Sunset Village Lighting District.
  4. Assessments, if any, due to the City of Klamath Falls for water use.
  5. Reservations and easements as contained in plat dedication, to wit:  
"Subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage, (2) No changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns, (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side streets; (4) All easements and reservations on record and additional restrictions as provided in any recorded protective covenants."
  6. 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 March 25, 1975 in Volume M75, page 3318, Microfilm Records of Klamath County, Oregon.
  7. Right of Way Easement, including the terms and provisions thereof, granted to Pacific Power & Light Company, a corporation, recorded December 1, 1975 in Volume M75, page 15088, and re-recorded January 15, 1976 in Volume M76, page 733, all Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_

this 3rd day of June A.D. 1981 at 12:15 clock P.M., and  
duly recorded in Vol. M81, of Deeds on Page 9884

Fee \$7.00

EVELYN BIEHN, County Clerk

By Alisa A. Jensen