



FRONTIER

601

WARRANTY DEED Vol. 1081 Page 10357

BARBARA J. CARTER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD H. FOX and SANDY FOX, 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:

The Southeasterly 5 feet of Lot 15 and the Northwesterly 75 feet of Lot 16 as shown on map entitled "WINEMA GARDENS" filed in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

Regulations of South Suburban Sanitary District. Restrictions and reservations, as contained in deeds recorded May 2, 1944 in Volume 164, page 406; recorded September 28, 1949 in Volume 234, page 248; and recorded April 30, 1951 in Volume 247, page 12 and in Volume 248, page 397. Setback provisions as delineated on the recorded plat 20 feet from Northeast lot line. Covenants, easements and restrictions imposed by instrument recorded July 15, 1959 in Volume 13, page 472, and amended August 13, 1959 in Volume 13, page 496; and modified by instrument recorded April 21, 1960 in Volume 320, page 437. Covenants, easements and restrictions imposed by instrument recorded May 26, 1960 in Volume 321, page 440. continued on reverse . . . (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

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 41,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 9th 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)

STATE OF OREGON,

County of Klamath } ss.
June 9, 19 81

Personally appeared the above named
Barbara J. Carter

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

(OFFICIAL SEAL)

Before me
Gay B. Brown
Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of _____) ss.
_____, 19 _____

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 _____

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard H. & Sandy Fox
1710 McClellan Drive
Klamath Falls, Or. 97601
NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____

at _____ o'clock _____ M., and recorded in book/roll volume No. _____ on page _____ or as document fee file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

continued

10358

Trust Deed in favor of Klamath First Federal Savings & Loan Associations,
recorded December 16, 1976 in Volume M76, page 20123, which the Grantees herein
agree to assume and pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.

this 9 th day of June A.D. 19 81 at 4:01 o'clock P. M., and

duly recorded in Vol. M81, of Deeds on Page 10357

EVELYN BIEHN, County Clerk
By Debra A. Jensen

Fee \$7.00