

1-1-74

3648

WARRANTY DEED

Vol. M8/ Page 15211



KNOW ALL MEN BY THESE PRESENTS, That C. C. NEELEY and R. E. NELSON, not as tenants in common, but with right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS K. IVEY and SANDY C. IVEY husband and wife, as tenants by the entirety, 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 179, THIRD ADDITION TO SPORTSMAN PARK, in the County of Klamath, State of Oregon, subject to the usual printed stipulations and exceptions appearing in Transamerica Title Insurance Co. Report No. 38-18308, issued April 9, 1979, more particularly described as follows:

1. An easement created by instrument, including the terms and provisions thereof,
Recorded : November 8, 1955 Book: 279 Page: 99
In Favor of : The California Oregon Power Company
For : Transmission line

2. Agreement for control of water level of Lake, including the terms and provisions thereof, from Herbert Fleishhacker to The California Oregon Power Company, a California Corporation, recorded February 15, 1924 in Deed Volume 63 at page 459. (Continued on Reverse Side)

(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

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 \$ 4,000.00

~~However, the actual consideration herein stated does not include any property taxes or other taxes or charges which are payable by the grantee.~~ (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 16th day of August, 1979; 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)

C. C. Neeley
C. C. NEELEY
R. E. Nelson
R. E. NELSON

STATE OF OREGON,
County of Klamath Jackson } ss.
August 16th, 1979

Personally appeared the above named
C. C. Neeley and R. E. Nelson

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

Before me:
(OFFICIAL SEAL) *[Signature]*

Notary Public for Oregon

My commission expires: Feb. 8, 1980

STATE OF OREGON, County of _____) ss.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

C. C. Neeley and R. E. Nelson
P. O. Box 849
Medford, Oregon 97501

GRANTOR'S NAME AND ADDRESS

Douglas K. and Sandy C. Ivey
P. O. Box 636
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Douglas K. & Sandy C. Ivey
P. O. Box 636 731 Miner Pl.
Klamath Falls, Oregon 97601 Orinda, Ca
NAME, ADDRESS, ZIP 94563

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

Douglas K. and Sandy C. Ivey
P. O. Box 636
Klamath Falls, Oregon 97601
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 _____ 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

ck
700

(Continued from Reverse Side)

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Third Addition to Sportsman Park.

4. Reservations and Restrictions, contained in Deed to C. C. Neeley and R. E. Nelson dated April 24, 1967, recorded February 21, 1968 in Volume M-68 at page 1364, Microfilm Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXXX~~

this 26th day of August A.D. 19 81 at 1:20 o'clock P.

duly recorded in Vol. M81, of Needs on 15211

EVELYN BIEHN, County Clerk

By Bernetha A. Letsch

Fee \$7.00