

1-1-74

3883

WARRANTY DEED

Vol. 118 Page 15566

KNOW ALL MEN BY THESE PRESENTS, That WILLARD R. LILLY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDMOND W. ANDERSCH and BARBARA A. ANDERSCH, 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 1 in Block 2, FIRST ADDITION TO LOMA LINDA HEIGHTS, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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....

SEE REVERSE

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 \$138,500.00. 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 19 day of August, 1981; if a corporate board of directors, 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)

Willard R. Lilly
Willard R. Lilly

STATE OF OREGON

County of

August 19, 1981

Personally appeared the above named

Willard R. Lilly

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON

County of Siskiyou

August 19, 1981

Personally appeared Willard R. Lilly

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:

Dianne Butler
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

April 2, 1984

Willard Lilly
918 Fourth Street
Yreka, CA 96097

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Edmond Andersch
2301 Linda Vista
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert S. Hamilton
292 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Edmond Andersch
2301 Linda Vista
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

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/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

15566

10237

15567

EXCEPTIONS:

1. A 20-foot building set back line from streets as shown on dedicated plat.
2. An 8 foot utility easement over rear of lot as shown on dedicated plat.
3. Subject to the following restrictions as contained in dedicated plat, to-wit: "A 20 foot building set back line on all streets, public utilities easements as shown on the annexed plat, an easement over and across Lots 9-14 including Block 1, as may be necessary for future sanitary sewers, additional restrictions as provided in the recorded protective covenants."
4. 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 January 15, 1968 in Volume M68, page 351, Microfilm Records of Klamath County, Oregon.
5. Grant of Right of Way, including the terms and provisions thereof, between John F. Glubrecht and Leah B. Glubrecht, husband and wife, and The California Oregon Power Company, a California corporation, dated September 2, 1955, recorded September 12, 1955 in Deed Volume 177, page 300, Deed Records of Klamath County, Oregon.
6. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.
7. Those apparent to the land and common to the area.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at _____
this 2nd day of Sept. A.D. 1981 at 9:4 clock A. M., and
duly recorded in Vol. M-81 of Deeds on Page 15566

Fee: \$8.00

EVELYN BIEHN, County Clerk
By [Signature] Deputy