MTC-10543-K WARRANTY DEED 101. M-8/ Page -1 KNOW ALL MEN BY THESE PRESENTS, That JAMES H. MC KEANE and husband and wife about to an taken an and north bereistico ----hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN SYMONIAK, JR. and HAZEL D. SYMONIAK, 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: Lots 110, 111, and 112, ODESSA SUMMER HOME SITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. rete of motoroldel value. Afternoo ee summerse inclusively X to: To benitt doedse he coeld a has setuchanos teores conte des wigi toot 0.01 gitte methode us and un econto tran econosi de 16 - stidue ret etal ile 30 men continued on the reverse side of this deed is a Di to sinos i fred - Ru see 18 - Suite at Balticor , alei duanolt vert no su nelarbie divis, serensees the parekasing the person the -0.000807 tol, bthiligh ્રાઝકાર્જન શાંચ સાવચેલાઉ Sec. Come ustainn (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 side of this deed and those apparent upon the land, if any, as of the date of this deed and that 0.1 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 \$ 62,000.00 REFORMEDER X KOR VECKVALX KOOSICIALAMAALXCOMEISISK ISL XOX INCLUDIES OKDERX DYOMEXIXX OX XVALUE VELKERK OX XDOODISECK VEHISIX XIX the whole x KODSIGETATION X INCREMENTATION AVERAGE between the symbols 0, 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. 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. Ermas Hom Yleane JAMES H. MC KEANE (If executed by a corporation, affix corporate seal) r og spjrås strend hopp Varie 71 IV MARIE M. MC KEANE STATE OF OREGON, County of. STATE OF OREGON, ... 19... County of Klamath September 14, 19.81 Personally appearedwho, being duly sworn, each for himself and not one for the other, did say that the former is the Personally appeared the above named president and that the latter is the JAMES H. MC KEANE and MARIE M. secretary of MC KEANE, husband and wife and that the seal allixed to the foregoing instrument is the corporation, 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. and acknowledged the toregoing instru COFFICIAL lo 11 18-14 de la bassoss das (OFFICIAL SEAL) My commission expires: 6/19/83 đ Notary Public for Oregon My commission expires: St. Line r. '& Mrs. James H. McKeane 3//3 Bristol Space #53 XIANLAYA FAUS OF 97601 GRANTOR'S NAME AND ADDRESS STATE OF OREGON, Mr. \$5. County of I certify that the within instru-Mr. & Mrs. John Symoniak, Jr. Harriman Kt. Box 47. Klamath Falls OK 97601 GRANTER'S NAME AND ADDRESS ment was received for record on the day of, 19......, o'clock M., and recorded nt GE RESERVES in book on page or as After recording return to: file/reel number..... RECORDER'S SAME AS GRANTEE Record of Deeds of said county. Witness my hand and seal of County affixed. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. SAME AS GRANTEE **Recording Officer** By Deputy

NAME, ADDRESS, ZIP

16275 - continued from the reverse side of this deed -

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terre in real was enoughed to be the ments, herefillennenies and accountainments between metalling Taxes for the fiscal year 1981-1982, a lien, not yet due and payable. 1.

2. A 20 foot building setback from street. and system internet I the stand I and the set of the

Call agos 18-11 15-11

Restrictions and easements as contained in plat dedication, to wit: 3. "subject to setback lines of not less than 20 feet from street boundaries and an easement strip 10.0 feet in width with right of ingress and egress at the rear of all lots for public utilities."

the the property for this conservation individual and a figurater paid by . [2016] . This figura

- Agreement concerning the operation of the dam and control of water levels of Upper Klamath Lake, recorded in Volume 63, page 459, Deed Records of Klamath County, Oregon.
- Covenants, conditions, and restrictions, and easements, but omitting restric-5. tions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded January 8, 1959, in Volume 308, page 401, Deed Records of Klamath County, Oregon.

Trust Deed, including the terms and provisions thereof, given to secure an 6. indebtedness with interest thereon and such future advances as may be provided therein.

Dated: November 16, 1977

Recorded: December 28, 1977.

Volume: M77, page 24997, Microfilm Records of Klamath County, Oregon Amount: \$28,700.00

Grantor: James H. McKeane and Marie M. McKeane, husband and wife Trustee: Mountain Title Company

Beneficiary: Peoples Mortgage Company, a Washington Corporation

The beneficial interest under said Trust Deed was assigned by instrument dated March 20, 1978, recorded October 17, 1978, in Volume M78, page 23182, Microfilm Records of Klamath County, Oregon. To: Franklin Savings Bank of New York

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Trust Deed.

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STATE OF OREGON; COUNTY OF KLAMATH; ss. Filed for record exercises of this 14thay of Sept. A.D. 191 at 1:02: cl. cl. P.M. 4 , of <u>Deeds</u> on a 16274, duly recorded in Vol.<u>M-81</u>

1.00

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> EVELYN BIEHN, Cour.

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