

4501

MTC-10386-1 WARRANTY DEED

Vol. 118 / Page 16611

KNOW ALL MEN BY THESE PRESENTS, That

R. G. Keyes, Sr. and Jean Keyes, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paul E. White and Roberta Irma White, 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, Block 4, SUN FOREST ESTATES TRACT 1060, 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 \$ 4,500.00

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 15th day of September, 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)

R. G. Keyes Sr.

Jean Keyes

STATE OF OREGON, California )  
County of Sonoma ) ss.  
September 15, 19 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

Personally appeared the above named R. G. Keyes Sr. and Jean Keyes and acknowledged the foregoing instrument to be their voluntary act and deed.

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: Myrna Lyons  
(OFFICIAL SEAL)  
Notary Public for Oregon, California  
My commission expires: Nov. 16, 1984

Before me: Myrna Lyons  
(OFFICIAL SEAL)  
NOTARY PUBLIC - CALIFORNIA  
SONOMA COUNTY  
My comm. expires NOV 16, 1984

R. G. Keyes, Sr. and Jean Keyes  
395 Bonnie Ave.  
Rhonert Park, Ca. 94928  
GRANTOR'S NAME AND ADDRESS  
Paul E. White and Roberta Irma White  
1521 S. E. 47th  
Lincoln City, Oregon 97367  
GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

Per grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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

SPACE RESERVED FOR RECORDER'S USE

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

SUBJECT TO:

16612

1. Restrictions as contained in plat dedication, to wit:  
"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."
2. 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 September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.
3. Subject to the terms and provisions of Sun Forest Estates Property Owners Association.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.  
this 17th day of September A.D. 19 81 at 2:11 o'clock P.M., and  
duly recorded in Vol. M81, of Deeds on Page 16611

EVELYN BIEHN, County Clerk

By [Signature]

Fee \$8.00