

508591 477-4610 DATE 10-23-81 WARRANTY DEED

Vol 118 Page 16778

KNOW ALL MEN BY THESE PRESENTS, That  
Neal Glen Buchanan and Yolanda L. Buchanan, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William R. Parry, Jr. and Margaret Parry, 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 8 in Block 13, of TRACT NO. 1071, FIRST ADDITION TO THE MEADOWS, 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 \$ 55,900.00. 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 17 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)

STATE OF OREGON, )  
County of Klamath ) ss.  
9-17, 19 81

Personally appeared the above named

Neal Glen Buchanan and Yolanda L. Buchanan, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL) *[Signature]*

Notary Public for Oregon  
My commission expires: 7/13/85

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

, 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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

Neal Glen Buchanan and Yolanda L. Buchanan

GRANTOR'S NAME AND ADDRESS

William Parry and Margaret Parry  
4407 Meadows Court North  
Klamath Falls, Oregon 97601

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, ) ss.

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 on page or as file/real number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy

SUBJECT TO:

16988

16780

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. An 8 foot utility easement along Northerly and Easterly lot lines as shown on dedicated plat.
5. A 25 foot building setback line from streets as shown on dedicated plat.
6. Reservations as contained in plat dedication, to wit:  
"Subject to: (1) Easements for future public utilities and drainage as shown on the annexed plat, easements to provide ingress and egress for the construction and maintenance of said utilities, and drainage, (2) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines, (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
7. 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 April 14, 1976 in Volume M76, page 5334 Microfilm Records of Klamath County, Oregon.
8. Building and Use Restrictions, including the terms and provisions thereof, recorded July 14, 1976 in Volume M76, page 10730, Microfilm Records of Klamath County, Oregon.

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

Dated: November 8, 1977

Recorded: November 9, 1977

Volume: M77, page 21647, Microfilm Records of Klamath County, Oregon

Amount: \$30,800.00

Grantor: Neal Glen Buchanan & Yolanda L. Buchanan

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

The beneficial interest was assigned by instrument dated June 29, 1981, recorded June 30, 1981 in Volume M81, page 11802, Microfilm Records, to Oregon Trail Savings and Loan.

Said Trust Deed buyers agrees to assume and pay.

10. An Easement including the terms and provisions thereof created by instrument recorded May 26, 1981 in Vol. M81 Page 11802 Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 21st day of September A.D. 19 81 at 9:46 o'clock A.M., and

duly recorded in Vol. M81, of Deeds on Page 16779

EVLYN BIEHN, County Clerk

Fee \$8.00

RERECORDED TO ADD EASEMENT # 10.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Company

this 23rd day of Sept. A.D. 19 81 at 12:36 o'clock P.M., and

duly recorded in Vol. M-81, of Deeds on Page 16987

EVLYN BIEHN, County Clerk

Fee \$8.00