

C 3345

MTC-10388-1C

WARRANTY DEED

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Page

17904

KNOW ALL MEN BY THESE PRESENTS, That CECIL E. ELLIOTT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD HAROLD HOOPER and WANDA LEE HOOPER, 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 5, Block 1, TRACT 1164, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

(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 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 \$ 72,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration and hence within 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 9th day of October, 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.

Cecil E. Elliott  
CECIL E. ELLIOTT

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath

October 9, 19 81

Personally appeared the above named  
CECIL E. ELLIOTT

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

OFFICIAL  
SEAL

Notary Public for Oregon

My commission expires: 6/19/83

STATE OF OREGON, County of

, 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:

Mr. Cecil E. Elliott

P.O. Box 27

Sprague River, OR 97639

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Donald H. Hooper

P.O. Box 19

Sprague River, OR 97639

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 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:

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten(10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
4. Reservations as contained in plat dedication, to wit:  
"hereby dedicate to non-exclusive public use forever the road easements, as shown on the annexed plat, for ingress and egress and for installation, regulation and maintenance of utilities; utility easements, as shown on the annexed plat for ingress and egress for installation, regulation and maintenance of utilities; and a drainage easement, as shown on the annexed plat for preservation and maintenance of an existing drainage channel; and we dedicated to Klamath County 1.0 foot street plugs at the ends of the 50.0 foot road easements at the Westerly and Easterly boundaries of Tract 1164 and a 1.0 foot reserve strip along the North side of the road easement along the North boundary of Lots 1 through 5 as shown on the annexed plat; said plat being subject to: Building setbacks as noted on the annexed plat. Domestic water supply will be from individual wells and sewage disposal will be by means of individual septic tanks and drain fields."
5. Subject to a 50 foot wide road easement along North lot line and 30 foot easement along West lot line as shown on dedicated plat.
6. Subject to building setback lines as follows:
  1. 75 feet from centerline of road
  2. 10 feet from side lot lines
  3. 25 feet from rear lot lines
7. A 16 foot utility easement along rear lot line as shown on dedicated plat.
8. An 8 foot utility easement along East lot line as shown on dedicated plat.
9. Reservations and restrictions as contained in Deed recorded May 27, 1959, in Volume 321, page 474, Deed Records of Klamath County, Oregon.
10. Subject to a 50 foot drainage easement along Southerly portion of lot as shown on dedicated plat.
11. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 9th day of Oct., A.D. 19 81 at 4:03 o'clock P.M., and

duly recorded in Vol. M-81, of Deeds on Page 7905.

EVELYN BIEHN, County Clerk

By [Signature]

Fee \$8.00