

5580

MTC-0706 WARRANTY DEED

Vol 1781 Page 18812

KNOW ALL MEN BY THESE PRESENTS, That  
 Robert H. Schock and Judie B. Schock, Husband and Wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 Robert K. Bennett and Wanda L. Bennett, 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4, Block 15, TRACT NO. 1148, SECOND 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 thi 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 \$ 57,000.00  
~~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 93.020.)~~

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 19th day of October, 1981;  
 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.

Robert H. Schock  
 Robert H. Schock

Judie B. Schock  
 Judie B. Schock

(If executed by a corporation,  
 affix corporate seal)

STATE OF OREGON, } ss.  
 County of Klamath }  
 10-19-1981

STATE OF OREGON, County of } ss.  
 1981  
 Personally appeared and

Personally appeared the above named  
 Robert H. Schock and  
 Judie B. Schock

and acknowledged the foregoing instru-  
 ment 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 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.  
 Before me:

(OFFICIAL  
 SEAL)

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

Notary Public for Oregon  
 My commission expires:

(OFFICIAL  
 SEAL)

Robert H. Schock and Judie B. Schock  
 P.O. Box 537  
 Klamath Falls, Oregon 97601  
 GRANTOR'S NAME AND ADDRESS  
 Robert K. Bennett and Wanda L. Bennett  
 4534 Meadows Drive  
 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.

No change

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
 County of }

I certify that the within instru-  
 ment was received for record on the  
 day of 1981,

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:

18313

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. Regulations, including levies, liens and assessments, rights of way and easements of the Meadows District Improvement Company, as recorded September 29, 1975 in Volume M75, page 11801, Microfilm Records of Klamath County, Oregon.
5. Agreement, including the terms and provisions thereof, dated March 13, 1976 and recorded April 14, 1976 in Volume M76, page 5337, Microfilm Records of Klamath County, Oregon, by and between Donald L. Sloan and Hazel I. Sloan, et al, and Klamath Irrigation District, an Oregon Irrigation District, regarding water runoff.
6. Reservations as contained in plat dedication, to wit:  
"subject to: (1) Easements for public utilities, T.V. and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, T.V. and drainage, (2) A 25 foot building set back 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. Subject to a 20 foot building setback from Maplewood Drive and a 25 foot building setback from Barry Drive as shown on dedicated plat.
8. Subject to a 16 foot utilities easement along rear lot line as shown on dedicated plat.
9. 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 in Volume M77, page 20280, and re-recorded in Volume M78, page 794, Microfilm Records of Klamath County, Oregon.
10. 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: July 6, 1979  
Recorded: July 6, 1979  
Volume: M79, page 16057, Microfilm Records of Klamath County, Oregon  
Amount: \$48,500.00  
Grantor: Robert H. Schock and Judie B. Schock, husband and wife  
Trustee: William Sisemore  
Beneficiary: Klamath First Federal Savings and Loan Association  
  
Said Deed of Trust buyer agrees to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.  
this 20th day of October A.D. 19 81 at 11:30 clock A.M., and  
duly recorded in Vol. M81, of Deeds on Page 18312

EVELYN BIEHN, County

Fee \$8.00