

5930

MTC-10796-L

WARRANTY DEED

OSCAR J. SHADLEY and MARSHA A.

KNOW ALL MEN BY THESE PRESENTS, That SHADLEY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE RING and JAN RING, husband and wife 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 2 in Block 1 of PINE GROVE PONDEROSA, 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 -

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 \$75,000.00.

However, the actual consideration consists of other property or value, the value of which is stated in the body of this deed. (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 29th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

October 29, 1981

Personally appeared the above named MARSHA A. SHADLEY for herself and as attorney-in-fact for OSCAR J. SHADLEY

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6/19/83

MARSHA A. SHADLEY as attorney-in-fact for OSCAR J. SHADLEY

MARSHA A. SHADLEY
STATE OF OREGON, County of Klamath

Personally appeared _____, 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. & Mrs. Oscar J. Shadley
3636 Evergreen
H. Falls

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Dale Ring
2900 Patterson
Klamath Falls, OR 97601

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 S. 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

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, due and payable.
Amount: Unavailable at this time. Account No.: 162 & 163-3910-800 TL 3200
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. A 25 foot building setback line along front of lot as shown on dedicated plat.
4. A 16 foot public utilities easement along rear of lot, as shown on dedicated plat.
5. Restrictions and easements as contained in plat dedication, to wit:
"(1) A 25 foot building setback line along all streets, (2) A 16 foot public utilities easement centered on the back of all lots in Blocks 2 and 5, and a 16 foot public utilities easement along the back lot lines of all lots in Blocks 1, 3, 4, and 6, (3) Additional restrictions as provided in any recorded protective covenants."
6. Easement and right of way, including the terms and provisions thereof, conveyed by Judson G. Goble Estate by Lloyd J. Goble, administrator, to the Pacific Telephone and Telegraph Company, a California corporation, recorded August 1, 1942, in Volume 149, page 144, Deed Records of Klamath County, Oregon. (Blanket easement)
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 December 12, 1966, in Volume M66, page 12403, Microfilm Records of Klamath County, Oregon.
8. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: March 4, 1980
Recorded: March 5, 1980
Volume: M80, page 4220, Microfilm Records of Klamath County, Oregon
Amount: \$50,000.00
Mortgagor: Oscar J. Shadley and Marsha A. Shadley, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs L-P33571

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 29th day of October A.D. 19 81 at 4:03 o'clock p.m., and

duly recorded in Vol. M81, of Deeds on Page 18914

By Bernetha Nichols
EVLYN BIEHN, County Clerk

Fee \$8.00