

7389

MTC-10921-K

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

PARA ENTERPRISES

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLYDE I. MAGILL and LOREEN M. MAGILL, 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 2 in Block 2, DODDS HOLLOW ESTATES, TRACT 1218, 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 \$ 37,500.00

How much the actual consideration consists of or includes other property or value given or proposed 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 17th day of December, 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 ) ss.  
December 17, 1981

STATE OF OREGON, County of ) ss.  
December 17, 1981

Personally appeared the above named ROBERT C. JOHNSON and PATRICIA A. JOHNSON of the PARA ENTERPRISES

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Tara Enterprises  
222 East Main Street  
Klamath Falls, OR 97602  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Clyde I. Magill  
130 Valley View Lane  
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 AS 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/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. Rights of the public in and to that portion of the herein described premises lying within the limits of streets, roads, or highways.
2. An easement created by instrument, including the terms and provisions thereof,  
Dated: September 14, 1966  
Recorded: September 16, 1966  
Volume: M66, page 9216, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power & Light Company  
For: Electric transmission and distribution lines  
Affects: A portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  lying Northerly of the County Road in Section 29, Township 40 South, Range 11 East of the Willamette Meridian.
3. An easement created by instrument, including the terms and provisions thereof,  
Dated: April 15, 1977  
Recorded: April 22, 1977  
Volume: M77, page 6898, Microfilm Records of Klamath County, Oregon  
In favor of: Electric transmission line  
Affects: A portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  lying Northerly of the County Road in Section 29, Township 40 South, Range 11 East of the Willamette Meridian.
4. Covenants, easements, 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 21, 1981, in Volume M81, page 16833, Microfilm Records of Klamath County, Oregon.
5. Subject to the rules, regulations, and assessments, if any, of the Dodds Hollow Estates Owners Association as shown on the dedicated plat.
6. Subject to the conditions and restrictions as set forth on the plat dedication, to wit:  
 (1) Dedicate, donate, and convey to Klamath County the area shown on the annexed plat as a one foot street plug, said area to be dedicated as a public street when the county governing body deems it necessary;  
 (2) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants;  
 (3) Rules, regulations, and assessments of the "Dodds Hollow Estates Owners Association";  
 (4) Building setbacks as required by the "AF" Zone."

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXXX~~

this 14 day of December A.D. 19 81 at 2:27 o'clock P.M.

duly recorded in Vol. M 81, of Deeds, on Page 21340

Fee \$8.00

By EVELYN BIEHN, County Clerk