

8098

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTC 0856-K Vol. 1982 page 238

KNOW ALL MEN BY THESE PRESENTS, That VIRGIL F. MAHAFFEY and IONA M. MAHAFFEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARRELL R. THOMAS and HELEN B. THOMAS, 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, Block 4, FIRST ADDITION TO WINEMA GARDENS, 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 \$55,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate with "X") (The sentence between the symbols (X), 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 8th day of January, 1982; 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)

VIRGIL F. MAHAFFEY

IONA M. MAHAFFEY

STATE OF OREGON,

County of Klamath

January 8, 1982

STATE OF OREGON, County of

ss.

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

Personally appeared the above named VIRGIL F. MAHAFFEY and IONA M. MAHAFFEY, husband and wife

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

(OFFICIAL SEAL) Kristi L. Harrison

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Virgil F. Mahaffey  
1730 Winema Way  
K. Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Darrell R. Thomas  
P.O. Box 1056  
K. 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,

County of

ss.

I certify that the within instrument was received for record on the day of

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.

Recording Officer

By Deputy

SPACE RESERVED FOR RECORDER'S USE

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Reservations and restrictions in Deed from Anna Simmers, widow of A. J. Simmers to Herman L. Lofdahl, a single man, dated May 14, 1951, recorded July 13, 1951, in Volume 248, page 197, Deed Records of Klamath County, Oregon, as follows: "Not more than two hogs shall be kept on said premises at any one time."
4. Subject to building setbacks from streets as shown on dedicated plat.
5. Subject to utility easement as shown on dedicated plat.
6. Reservations as contained in plat dedication, to wit:  
"(1) A 20 foot building setback line along the front of all lots; (2) A 15 foot building setback on the street sideline of Lots 1 and 8, Block 1; Lots 8, 9, and 16, Block 2; Lots 1, 2, 5, and 8, Block 3; and Lots 1, 6, 8, and 13, Block 4;  
(3) A 10 foot utility easement to be centered on the side lines of Lots 9 thru 16, Block 2 and Lots 1 thru 8, Block 1 as shown on annexed plat; (4) An 8 foot utility easement along the back of all lots unless otherwise indicated on annexed plat, said easements to be for future public utilities, drainage and sanitary sewers, and easement to provide ingress and egress for construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owner, should said construction or maintenance damage them; (5) Additional restrictions as provided in recorded protective covenants."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

As 8 day of January A. D. 19 82 at 11:34 clock A. M., and

duly recorded in Vol. M 82, of Deeds on Page 238.

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce McQuinn