

1-1-74

11056

WARRANTY DEED

Vol. 1182 Page 4893



KNOW ALL MEN BY THESE PRESENTS, That

B. & P. MOBILE HOME DEVELOPMENT COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. NEWELL and JUNE L. NEWELL, 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 28, Block 3, ROUND LAKE ESTATES, in the County of Klamath, state of 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

SEE ATTACHED EXHIBIT "A"

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 \$ 50,900.00

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 93.030.)

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 19th day of April, 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)

B & P MOBILE HOME DEVELOPMENT COMPANY
BY Theodore J. Paddock Pres

STATE OF OREGON, }
County of _____ } ss.
_____, 19____.

Personally appeared the above named _____

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of Klamath }
April 20, 1982 } ss.

Personally appeared Theodore J. Paddock 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 _____

B & P Mobile Home Development Company, 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:

Notary Public for Oregon
My commission expires: 10-13-82

B & P Mobile Home Dev. Company
2972 So. 6th Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

John A and June L. Newell
14108 Ravenwood
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath 1st Federal Savings & Loan
2943 South 6th St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

John A. and June L. Newell
14108 Ravenwood
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____.

SPACE RESERVED
FOR
RECORDER'S USE

at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of _____ County affixed.

NAME TITLE
By _____ Deputy

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof, dated August 26, 1963, recorded September 3, 1963 in Book 262 at page 641, in favor of California Oregon Power Company for pole line.
2. Reservations of Oil and Minerals, including the terms and provisions thereof, as set forth in Deed from John S. Ashley and Eve Ashley, husband and wife, to William R. Owens and Margaret H. Owens, husband and wife, recorded September 4, 1964 in Volume 356 at page 42. (Covers additional property)
3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
4. Subject to an unrecorded fencing agreement between William L. Rawn, Sr., and Weyerhaeuser Timber Company, as disclosed by that certain instrument recorded August 15, 1968 in Book M-68 at page 7416, Deed Records.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Round Lake Estates.
6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded	: October 16, 1978	Book: M-78	Page: 23030
Recorded	: October 2, 1979	Book: M-79	Page: 23364
Recorded	: February 22, 1979	Book: M-79	Page: 4047
7. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded	: April 27, 1981	Book: M-81	Page: 7558
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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

his 20 day of April A.D. 1982 at 3:42 o'clock P.M., and
 duly recorded in Vol. M 82, of Deeds on Page 4893

Fee \$8.00

EVLYN B. EHN, County Clerk
 By Jayne McRae