

1-1-74

11347

WARRANTY DEED

Vol. 11271-K Page 5339

KNOW ALL MEN BY THESE PRESENTS, That Robert W. Carlile

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth A. Frederick, 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 6, Block 1, TRACT NO. 1111, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
2. A 10 foot easement for irrigation and drain along Easterly lot line and an 8 foot irrigation and drain easement along South lot line as shown on dedicated plat.
3. Subject to the terms and provisions of Reclamation Extension Act recorded in Volume 42, page 597, Deed Records of Klamath County, Oregon.
4. Reservations and restrictions as contained in plat dedication, (for continuation of this document see reverse side of this document)

(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 noted of record as of the date 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 \$36,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 30th day of April, 1982; if a corporate grantor, it has caused its name to be signed and sealed by its officers duly authorized thereto by order of its board of directors.

Robert W. Carlile

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
April 30, 1982

Personally appeared the above named
Robert W. Carlile

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

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

STATE OF OREGON, County of) ss.
1982

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 _____

_____, 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 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:

Robert W. Carlile

GRANTOR'S NAME AND ADDRESS
Kenneth A. Frederick

GRANTEE'S NAME AND ADDRESS
After recording return to:
Kenneth A. Frederick
10345 Union Street
Cherry Valley, California 92223
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
10345 Union Street
Cherry Valley, California 92223
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
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

SPACE RESERVED
FOR
RECORDER'S USE

2333

5340

to-wit:

"Said plat being subject to: (1) Easements for public utilities, irrigation and drainage as shown on the annexed map, said easements to provide ingress and egress for construction and maintenance of said facilities; (2) No changes will be made in the present irrigation or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; (3) Building setback lines as required by S.P. 1 Zone, Klamath County Zoning Ordinance; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of

this 30 day of April A.D. 19 82 at 12:40 o'clock P.M.
duly recorded in Vol. M 82 of Deeds on page 5339

Fee \$8.00

By JOHN BIEHN County Clerk