

11669

MTC 11669-K Vol. 111 Page 5862

KNOW ALL MEN BY THESE PRESENTS, That LARRY J. WHITIS and VENIDA F. WHITIS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELDEN L. MYERS and DONA L. MYERS 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 1, Block 28, FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 \$85,600.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$85,600.00. (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 10th day of May, 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)

STATE OF OREGON,)
County of Klamath) ss.
May 10, 1982.

Personally appeared the above named LARRY J. WHITIS and VENIDA F. WHITIS, husband and wife,

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

(OFFICIAL SEAL) Kristi J. Garrison

Notary Public for Oregon

My commission expires: 6/19/83

LARRY J. WHITIS

VENIDA F. WHITIS

STATE OF OREGON, County of) ss.
May 10, 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 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. Larry J. Whitis
3500 Summers Lane Sp. 41
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Elden L. Myers

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.

Recording Officer

By Deputy

5863

X-OPEN 5863

5863

- continued from the reverse side of this deed -

SUBJECT TO:

1. Grant of Right of Way, including the terms and provisions thereof,
Dated: July 24, 1933
Recorded: August 10, 1933
Volume: 101, page 331, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: Utilities
2. Reservations and restrictions as contained in plat dedication, to wit:
"(1) A 25 foot building set-back from front property lines. (2) Public utilities easements 16 feet in width centered on all side and back lot lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoined property is properly developed. (4) All sanitary facilities subject to approval of the Oregon Department of Environmental Quality. (5) Direct access is vacated to the Keno-Worden Road from all lots. (6) Direct access is vacated to Folley Lane from Lots 3 - 7, Block 31. (7) Lot 36, Block 35, (Marina Lot) is held in common ownership with all lots. (8) 25 foot building set-back from right of way line of street on which the lot sides. (9) Sanitary set-back from Klamath River to be as shown on the annexed plat."
3. An 8 foot drainage easement along Northwesterly lot line as shown on dedicated plat.
4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: November 28, 1979
Recorded: November 28, 1979
Volume: M79, page 27651, Microfilm Records of Klamath County, Oregon
Amount: \$62,500.00
Grantor: Larry J. Whitis and Venida F. Whitis, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Trust Deed. *X [Signature]*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 11 day of May A.D. 1982 at 12:03 o'clock P M
duly recorded in Vol. M 82, of Deeds on page 5862

Fee \$8.00

By [Signature] EVELYN BIRCH, County Clerk

Ret MTC