

13377

Vol. M78 page 8620

WARRANTY DEED

WILLIAM A. BARTLETT, M. D., P. C. PENSION PLAN Grantor convey and warrant to EDWARD T. McCLURE and RICHARD E. OTOSKI, a co-partnership, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 18 in Block 3, Resubdivision of a portion of McLOUGHLIN HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;

2. A City lien, due to the City of Klamath Falls, docketed April 25, 1980, improvement unit: 278, Card 2, Original Amount: \$10,355.71, Unpaid balance: \$8,284.51, plus interest, if any, which said City Lien, Grantees agree to assume and pay holding Grantor harmless therefrom;

3. Sewer and water use charges, if any, due to the City of Klamath Falls;

4. Reservations, restrictions and easements as contained in plat dedication of McLoughlin Heights, as filed in the office of the Klamath County Engineer;

5. Reservations, restrictions and easements as contained in plat dedication of Resubdivision of a portion of McLoughlin Heights, to wit: "said plat being subject to a twenty foot utilities easement the centerline of which is the rear lot lines of all lots in Blocks 2, 3, 4, & 5, as shown on the annexed plat.";

6. Subject to a 20 foot building setback along Clairmont Drive and Daggett Avenue, as shown on the dedicated plat;

7. An Easement, created by instrument, including the terms and provisions thereof, dated: September 5, 1978, Recorded: October 2, 1978, in favor of City of Klamath Falls, Volume M78, page 21812, Microfilm Records of Klamath County, Oregon for slope easement, affects Southerly 5 feet of Lot 18 and other property;

8. An easement created by instrument, including the terms and provisions thereof, dated: October 24, 1978, recorded: March 21, 1979 in Volume M79, page 6397, Microfilm Records of Klamath County, Oregon for public utilities, affects Southerly 10 feet of Lot 18 and other property.

The true and actual consideration paid for this conveyance

WARRANTY DEED, PAGE ONE.

is the sum of \$41,691.90.

WITNESS Grantor's hand this 6th day of July, 1982.

WILLIAM A. BARTLETT, M. D., P. C.
PENSION PLAN

by: William A. Bartlett
Trustee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named WILLIAM A. BARTLETT, Trustee of the WILLIAM A. BARTLETT, M. D., P. C., PENSION PLAN and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/14/1985
NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

Unless a change is requested
all future tax statements shall
be sent to:

Drs. Edward T. McClure
and Richard E. Otoski
132 Mt. View
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Drs. Edward T. McClure
and Richard E. Otoski
132 Mt. View
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . . _____
this 8 day of July A.D. 19 82 at _____ o'clock pm, 8621
duly recorded in Vol. M 82, of Deeds on a c 8620
Fee \$8.00

EVELYN BIEHN, County Clerk
By Joyce McQueen