

1-1-74

14882

WARRANTY DEED

Vol. M82-Page

11018



KNOW ALL MEN BY THESE PRESENTS, That JAMES R. FRITH and ALICE M. FRITH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PACIFIC WEST MORTGAGE CO., an Oregon corporation, 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:

The Northerly 250 feet of Lot 5, Block 1, Tract No. 1118, in the County of Klamath, State of Oregon.

SUBJECT TO any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 307 at page 481 and recorded in Deed Volume 308 at page 699, Deed Records.

FURTHER SUBJECT TO a 15 foot easement, for transmission line, including the terms and provisions thereof, granted to Pacific Power & Light Co., be instrument recorded November 9, 1961 in Deed Book 333 at page 563

FURTHER SUBJECT TO Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat. FURTHER SUBJECT TO a 60 foot easement over the Easterly portion of Lot for road purposes as shown on plat.

(continued on reverse)

(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 a contract dated April 27, 1979, recorded December 26, 1979 in Book M-79, page 29514, Klamath County Records, and taxes for the years 1980-81 and 1981-82, 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 \$4,871.61

However, the actual consideration consists of ~~other property~~ ~~value given~~ ~~which is~~ ~~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 23rd day of August, 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)

James R. Frith
Alice M. Frith

STATE OF OREGON,

County of Klamath } ss.
August 23, 1982

Personally appeared the above named James R. Frith and Alice M. Frith

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of) ss.
19

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:

James R. & Alice M. Frith
Star Rt. 2, Box 564C
Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

Pacific West Mortgage Co.
P. O. Box 497
Stayton, Oregon 97383

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pacific West Mortgage Co.
P. O. Box 497
Stayton, Oregon 97624

NAME, ADDRESS, ZIP

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

Leland D. Russell
P. O. Box 38
Chiloquin, Oregon 97624
#3437cc

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument 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

81011

0-10916-32-1A W 6/17

NOTED IN BOOKS HAS WITHIN A PERIOD OF 10 DAYS

11019

(Description continued)

FURTHER SUBJECT TO 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 July 1, 1976, in Book M-76 at page 10037.
FURTHER SUBJECT TO an easement created by instrument, including the terms and provisions thereof, dated April 10, 1980, recorded September 25, 1980 in Book M-80 at page 18396 in favor of Telephone Utilities of Eastern Oregon. (along east side)
FURTHER SUBJECT TO an easement created by instrument, including the terms and provisions thereof, dated April 28, 1980, recorded September 25, 1980 in book M-80 at page 18423 in favor of Telephone Utilities of Eastern Oregon. (Along east side of property)
FURTHER SUBJECT TO the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

This 23 day of August A.D. 19 82 at 3:42 o'clock P M and

duly recorded in Vol. M 82, of Deeds on Pa 11018

Fee \$8.00

EVELYN BIERN, County Clerk

By Joyce M. Shaw