

15863

WARRANTY DEED (INDIVIDUAL)

m8v Page 12764

Michael J. Clark and Geraldine E. Clark, husband and wife

, hereinafter called grantor, convey(s) to

~~DENNIS L. BRANDT AND DONNA BRANDT~~
husband and wife

all that real property situated in the County

of KLAMATH, State of Oregon, described as:

Lot 6, Block 7 FIRST ADDITION TO PINE GROVE PONDEROSA
in the County of Klamath, State of Oregon,EXCEPTING THEREFROM the South 100 feet of the West 25 feet of said
Lot 6and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 10,197.81 *

Dated this 24th day of September, 1982

Michael J. Clark

Geraldine E. Clark

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:

Notary Public for Oregon

My commission expires:

* The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.** If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Michael J. Clark &
Geraldine E. Clark

TO

Dennis L. Brandt &
Donna Brandt

After Recording Return to:

Mr. and Mrs. Dennis L. Brandt
10415 WILDWOOD LN.
Klamath Falls, Ore., 97601

Mail tax statements to same as above

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By Deputy

EXHIBIT "A" TO WARRANTY DEED CLARK / BRANTSubject to:

1. 1982-83 taxes, a lien in an amount to be determined, but not yet payable.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. An easement created by instrument, including the terms and provisions thereof,

Recorded	: August 1, 1942	Book: 149	Page: 144
In favor of	: Pacific Telephone and Telegraph Company, a California Corporation		
For	: Transmission line 100 feet wide		
Modified	: August 25, 1971	Book: M-71	Page: 8994
To	: 40 feet wide, 20 feet each side of pole line		

4. 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 : December 22, 1969 Book: M-69 Page: 10609

5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Pine Grove Ponderosa.

6. Set back provisions as delineated on the recorded plat, 25 feet from the front lot line of all lots.

7. Utility easements as delineated on the recorded plat along the rear lot lines of all lots and the East lot line of Lot 6, Block 7.

STATE OF OREGON,

County of KLAMATH

ss.

On this the 27th day of SEPTEMBER

, 19 82 personally appeared

RICHARD M. CLARK

who, being duly sworn (or affirmed), did say that he is the attorney in fact for MICHAEL J. CLARK

AND GERALDINE E. CLARK

and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

(Signature) NOTARY PUBLIC

STATE OF OREGON; COUNTY OF KLAMATH, ss.

MY COMMISSION EXPIRES: 11-16-84

Filed for record

this 27 day of Sept A.D. 19 82 at 10:35 o'clock A.M. and

duly recorded in Vol. M 82, of Deeds on acc -12764

Fee \$8.00

EVELYN BIEHN, Court

By Joyce McArthur