

16061

WARRANTY DEED

Vol. 11703-1-13205

KNOW ALL MEN BY THESE PRESENTS, That

KENNETH ZIMMER and CHRISTINE A. ZIMMER,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JOHN J. WILLIS

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 18, Block 17, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, 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 \$2,600.00. However, the actual consideration consists of other moneys or value given or promised which is part of the consideration indicated by 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 30 day of October, 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)

Kenneth Zimmer
Christine A. Zimmer
KENNETH ZIMMER
CHRISTINE A. ZIMMER

STATE OF OREGON, } ss.
County of }
October, 1982

Personally appeared the above named
KENNETH ZIMMER and CHRISTINE A. ZIMMER, husband and wife

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 Josephine) ss.
Sept 30, 1982
Personally appeared Kenneth Zimmer and Christine A. Zimmer 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:
Josephine K. Maselli
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)
SEP 30 1982

Mr. & Mrs. Kenneth Zimmer
3980 Jumpoff Joe Creek Road
Grants Pass, OR 97526
GRANTOR'S NAME AND ADDRESS

Mr. John J. Willis
3595 Elm Avenue
Long Beach, CA 90807
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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of Josephine
I certify that the within instrument was received for record on the 30th day of Sept, 1982, at 9:35 o'clock A.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.

By Recording Officer Deputy

13205

13206

continued from the reverse side of this deed

SUBJECT-TO:

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.
2. Recital as contained in plat dedication, to wit:
"Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."
3. Covenants, conditions, and restrictions as contained in a Declaration recorded July 12, 1963, in Volume 346, page 473, Deed Records of Klamath County, Oregon.
4. Assessments of Klamath Recreational Association as set forth in the Declaration referred to in instrument recorded July 12, 1963, in Volume 346, page 473, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record 9:22
this 4 day of Oct A.D. 19 82 at o'clock A.M.

duly recorded in Vol. M 82, of Deeds on page 13205

Fee \$8.00

By Evelyn Biehn County Clerk

STATE OF OREGON, County of Klamath, ss.
I, County Clerk, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk, and that the same is a true and correct copy of the original as the same appears in the records of the County Clerk.

STATE OF OREGON
County of Klamath
I hereby certify that the within instrument was duly recorded in the office of the County Clerk, and that the same is a true and correct copy of the original as the same appears in the records of the County Clerk.

STATE OF OREGON
County of Klamath
I hereby certify that the within instrument was duly recorded in the office of the County Clerk, and that the same is a true and correct copy of the original as the same appears in the records of the County Clerk.