

1-1-74

16345

WARRANTY DEED

Vol. M82 Page 13680

KNOW ALL MEN BY THESE PRESENTS, That DALE J. BLEHA,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH A. VAN VELZOR and JANET VAN VELZOR, husband and wife

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 7, Block 2, MAZAMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: (1) 1982-83 real property taxes which are now a lien but not yet payable. (2) Future liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (3) Rules, regulations and future assessments of South Suburban Sanitary District. (4) Future assessments and charges of the City of Klamath Falls for monthly sewer and/or water service. (5) Reservations and restrictions in the dedication of Mazama Gardens. (6) Declaration of Conditions and Restrictions dated September 18, 1968, recorded September 19, 1968, in Volume M-68, Page 8485, Deed Records of Klamath County, Oregon.

(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 above,

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 \$55,000.00

~~OF THE PROPERTY, THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS THE SAME AGAINST THE CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER, EXCEPT THOSE CLAIMING UNDER THE ABOVE DESCRIBED ENCUMBRANCES.~~

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 13<sup>th</sup> 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)

+ Dale J. Bleha

STATE OF OREGON, } ss.  
County of KLAMATH  
October 13, 1982

Personally appeared the above named  
DALE J. BLEHA

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

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 3/20/85

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:

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 14 day of Oct., 1982 at 10:46 o'clock AM., and recorded in book/reel/volume No. M82 on page 13680 or as document/fee/file/instrument/microfilm No. 16345, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk.

By \_\_\_\_\_ Deputy  
Fee \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KEESCK  
540 MAIN  
K.F.O.

NAME, ADDRESS, ZIP

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

MR. & MRS. VAN VELZOR  
4019 MAZAMA  
K.F.O.

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE