

1-1-74

16460

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WALTER D. HAGENBUCH and BETTY R. HAGENBUCH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWIN JENKINS and WAYNE FOX

, 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 5 in Block 7 of ORIGINAL PLAT, KLAMATH RIVER ACRES.

## SUBJECT TO:

1. A 10 foot utility easement along rear of lot as shown on dedicated plat.
2. Restrictions contained in plat dedication, to wit:  
 "(1) A 20 foot building setback along street side of all lots; (2) A 10 foot utility easement along the exterior lot lines where shown on the annexed plat; (3) An 8 foot utility easement along the interior back and side lot lines where shown on the annexed plat, said easements to be for future public utilities, drainage and sanitary sewers, said easements to provide ingress and egress for construction and maintenance of said utilities."

(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:

Reservations, Restrictions, Rights-of Way, Easements of Record and Those Apparent Upon The Land.

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 \$ 6,900.00.  
~~However, the actual consideration consists of an interest in other property of value greater than the amount of the whole consideration (indicate which).~~ (The sentence between the symbols  $\odot$ , 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 21 day of April, 1978; 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)

*Walter D. Hagenbuch*  
*Betty R. Hagenbuch*

STATE OF OREGON, }  
 County of Klamath } ss.  
April 21, 1978.

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: \_\_\_\_\_

Personally appeared the above named  
Walter D. Hagenbuch and Betty R. Hagenbuch

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

Before me:

Notary Public for Oregon

My commission expires: 11-3-80

Walter & Betty Hagenbuch  
1505 Fulton  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Edwin Jenkins & Wayne Fox  
8544 Reeder Road  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edwin Jenkins  
8544 Reeder Road  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Edwin Jenkins  
8544 Reeder Road  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 18 day of Oct, 1982, at 4:09 o'clock P. M., and recorded in book M82 on page 13870 or as file/reel number 16460.  
 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
Recording Officer

By Jay M. Shuman Deputy

Fee \$4.00

SPACE RESERVED  
 FOR  
 RECORDER'S USE