WARRANTY DEED WARRANTY DEED WARRANTY DEED WE HER 1982-1983, a lien, not yet MTC 16524 Das yag bas KNOW ALL MEN BY THESE PRESENTS, That ASSERT hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Marvin H. McLain and Loretta E. McLain, 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 ap-Including the power of any spent, of South Suburban Sanitary Districts Jale bajasibab no mode say mort tash CS anif donutes gniplice Lot 12 Block 7, WINCHESTER, TRACT NO. 1025, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ୁଅ - 1 Reservations in Plat feets and the irons is all lets and a 20 foot building setback line along side street liges; Segements an entwo on the annexed gay for construction and maintenance of public utilicies, (misteriico and drain ditence, shid eastmants for provide infrees and affrees wild, only franting or structured placed thereon by the lot owner, to be at his own risk; No changes will be made in the interact freightion and/or drain ditches without the don-STION (IF) SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) 33 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 F as set forth on the reverse of this deed, or those apparent upon the land, 1. Le est acounif, any, as of the date of this deed. Land that to hald in the of the second 28 in and that grantor will warrant and forever defend the said premises and every part and parcel thereof egainst the lawful claims 130 Sand 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 \$.46,000.00 <sup>O</sup>However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).<sup>O</sup> (The sentence between the symbols O, it not applicable, should be deleted. See ORS 93.030.) part of the 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 day of October 19.82 ; 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. 1921 Ret. amole MOUNTAIN (If assessed by a corporation, effix corporate seal and a corporation, a corporation and a corporation vag brie amona Betty Kanna STATE OF OREGON, County of. STATE OF OREGON, ., 19.... County of Klamath Personally appeared October 20 th, 19 82 .who, being duly sworn, each for himself and not one for the other, did say that the former is the onally appeared the above named. president and that the latter is the Pers secretary of .... Betty Kanna and that the seal allixed to the foregoing instrument is the corporate seal 1.45 and that the seal allixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-half 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 met and acknowledged the foregoing instru-PU voluntary act and deed. Her ment to be Belor in (OFFICIAL SEAL) 14 N (OFFICIAL 200.34 Notary, Public for Oregon SEAL) Nofary Public for Oregon My commission expires: mission expires: My co STATE OF OREGON, Betty Kanna 11800 Tingley Lane Space #37 County of .... Klamath Falls, Oregon 97601 certify that the within instru-GRANTOR'S NAME AND ADDRESS ment was received for record on the Loretta E. McLain Marvin H. McLain and .,19... ......da) of ..... o'clock ..... M., and recorded 4812 Sturdivant Klamath Falls, Oregon 97601 at ..... ....on page ..... or as SPACE RESERVED in book ..... GRANTEE'S NAME AND ADDRESS tile/reel number FOR After recording return ter PECORDER'S USE Record of Deeds of said county. Witness my hand and seal of Per Grantee County affixed. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the folio Recording Officer Deputy By No Change NAME, ADDRESS, ZIP MOUNTAIN TITLE COMPANY

COMPANY

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MOUNTAIN THE

SUBJECT TO 1. Cracel for the fiscal year 1982-1983, a lien, not yet due and payable. STXXXXX IT THESE PRESENTS, That 2. Assessments, if any, due to the City of Klamath Falls for water use. bo3. The premises herein described are within and subject to the statutory powers, traincluding the power of assessment, of Klamath Irrigation District. ty, with the teneticate herediternents and appartenaces thereunic belonging or up The premises herein described are within and subject to the statutory powers, 4 including the power of assessment, of South Suburban Sanitary District. Building setback line 25 feet from street as shown on dedicated plat. 5. 6. Utility and irrigation easements as shown on dedicated plat. Reservations in plat dedication, to wit: "A 25 foot building setback along the front of all lots and a 20 foot building setback line along side street lines; Easements as shown on the annexed map for construction and maintenance of public utilities, irrigation and drain ditches, said easements to provide ingress and egress with any planting or structured placed thereon by the lot owner to be at his own risk; No changes will be made in the present irrigation and/or drain ditches without the con-sent of the Klamath Irrigation District, its successors or assigns; Additional restrictions as provided in any recorded protective covenants." ere provente to and with said frankes and granters there are not some and and that t a tee compte at the digree fronted prenders the from all enconders a exce 8. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including southesterms and provisions thereof, recorded September 9, 1971 in Volume M71, page em9617i) Microfilm Records of Klamath County, Oregon. 9. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided Dated: January 1, 3 1978 blant teluanic ant saturation in trained and a back back back and a structure of the saturation Grantor: Betty Kanna Trustee: William Sisemore The said to be the set of the Beneficiary: Klamath First Federal Savings and Loan Association, a corporation Said Deed of Trust buyer agrees to assume and pay. STATE OF ORECON, Cean'r M West Little option of the second al  $\{\mathbf{t}_{A}\}$ (destand) () hainough alliane of when, being duly we 왜 있는 옷을 깨끗 One of the sentence of the set of developments <sup>1</sup> Filed for record noitanoquo a Fileo for recola . has obsidence att at manuful anigenet att of harille inservit A.D. 19 a2 at o'clock p M., and i has been been a subservit to the state of the state of the file of the state of the file of the state of the needs that the states of ully recorded in Vol. <u>A 82</u>, of <u>Deeds</u> on Page <u>13989</u> (OFFICIAL SEAL) EV-LYN BIERNY County Clark Fee \$8.00 noherO tel sites By Che sales tanission expires:  $\mathcal{E}$ STATE OF OREGON. to vinue? ALCONT STORES X certify that the yilling indicuats. off the state of the mone why received torfreened on the تجريد بودكي ... . (9 lo vels tan Hatektor vielosh M., and recorded 25270 التجريدية وأرجل 35. 신것 문화가 문제 Cavanaux anasa 06 23 eysa do . Acod ni BRANDAN DE ROY the red working 320 2 230V1040 Record of Deeds of snit country to luse this local fine cesimily Costaty allisad. employ provided with at these ad loads experience and the expression of the provider strength Reporting Olliour Deputy By