

16521

MTC 11718

WARRANTY DEED

VOLUME 1187 PAGE 13989

## KNOW ALL MEN BY THESE PRESENTS, That

Betty Kanna

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Marvin H. McLain and Loretta E. McLain, Husband and Wife, hereinafter called the grantees, 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 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.

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 set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$46,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 20th 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)

STATE OF OREGON,

County of Klamath

October 20, 1982

Personally appeared the above named

Betty Kanna

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of ) ss.

Personally appeared , 1982

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:

Betty Kanna

11800 Tingley Lane Space #37  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Marvin H. McLain and Loretta E. McLain  
4812 Sturdivant

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

No Change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of , 1982, at o'clock 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.

Recording Officer

By

Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.

2. Assessments, if any, due to the City of Klamath Falls for water use.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

5. Building setback line 25 feet from street as shown on dedicated plat.

6. Utility and irrigation easements as shown on dedicated plat.

7. 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 consent of the Klamath Irrigation District, its successors or assigns; Additional restrictions as provided in any recorded protective covenants."

8. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 9, 1971 in Volume M71, page 9617, 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 therein.

Dated: January 4, 1978

Recorded: January 11, 1978

Volume: M78, page 646, Microfilm Records of Klamath County, Oregon

Amount: \$17,000.00

Grantor: Betty Kanna

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association, a corporation

Said Deed of Trust buyer agrees to assume and pay.

STATE OF OREGON, County of

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

2:33

on the 20 day of Oct. A.D. 82 at o'clock p.m., and

duly recorded in Vol. M 82 of Deeds on Page 13989

Fee \$8.00

EVLYN BIEHN, County Clerk

By Joyce McChure

STATE OF OREGON

County of  
I certify that the within instrument was received for record on the 19th day of 1982, and recorded in book on page 646 of the Record of Deeds of said county. Witness my hand and seal of County Clerk.

Recording Officer  
Deputy