

25216856

MTL 11777-K

WARRANTY DEED

Vol 1187 Page 14575

KNOW ALL MEN BY THESE PRESENTS, That OSCAR P. POWELL and ANNA M. POWELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. H. OLSON and BARBARA K. OLSON, husband and wife, 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 24, Block 4, TRACT NO. 1087, known as FIRST ADDITION TO BANYON PARK, 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 \$ 54,367.74

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 54,367.74

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 2nd day of November, 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.

Oscar P. Powell  
Anna M. Powell  
OSCAR P. POWELL  
ANNA M. POWELL

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath  
November 2, 1982

STATE OF OREGON, County of ) ss.  
November 2, 1982

Personally appeared the above named OSCAR P. POWELL and ANNA M. POWELL, husband and wife

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 \_\_\_\_\_

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

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.

(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 6/19/83

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Oscar P. Powell  
52283 McKenzie Hwy.  
Blue River OR 97413

Mr. & Mrs. James A. H. Olson  
4701 Hope Street  
Klamath Falls OR 97601

After recording return for:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
State Department of Veterans' Affairs  
1225 Ferry Street S. E.  
Salem OR 97310  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, 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

SPACE RESERVED FOR RECORDER'S USE

- continued on the reverse side of this deed -

## SUBJECT TO:

Deed of Trust

1. Taxes for the fiscal year 1982-1983, due and payable.  
 Amount: \$665.19, plus interest, if any Account No.: 41-3909-1421 Tax Lot 7700

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

3. Reservations and restrictions as shown on dedicated plat, to wit:

"Subject to: (1) A 25 foot building setback on the front of all lots and a 20 foot building setback line along side street lines. (2) Easements as shown on the annexed map for construction and maintenance of public utilities and irrigation, said easements to provided ingress and egress with any planting or structures placed thereon by lot owners to be at their own risk. (3) Additional restrictions as provided in any recorded protective covenants."

4. Reservations and restrictions as contained in instrument recorded in Volume 226, page 191, Deed Records of Klamath County, Oregon.

5. 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 December 23, 1974, in Volume M74, page 16182, Microfilm Records of Klamath County, Oregon.

5. Subject to a 25 foot building setback from Hope Street as shown on the dedicated plat.

6. Subject to a 16 foot utility easement along Southeasterly lot line as shown on the dedicated plat.

7. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 29, 1980

Recorded: May 30, 1980

Volume: M80, page 9839, Microfilm Records of Klamath County, Oregon

Amount: \$48,925.00

Mortgagor: Oscar P. Powell and Anna M. Powell, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P40189)

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Mortgage.

X BKO. 1448

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 2 day of NOV. A.D. 1982 at 2:04 o'clock A.M., and

duly recorded in Vol. M82, of Deeds on Page 14575

Fee \$8.00

EVELYN BIEHN, County Clerk

By

*[Signature]*