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18317

WARRANTY DEED

ATC 11781867 Page 17647

KNOW ALL MEN BY THESE PRESENTS, That DELPHUS VANCE WRIGHT and MARTHA A. WRIGHT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EUGENE R. WARE, FRANCES R. WARE, JUANITA M. ENSIGN, EDWARD N. ENSIGN, CLIFTON E. BROWN, and JUNE J. BROWN, 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 4 in Block 71, FIFTH ADDITION TO NIMROD RIVER 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 \$ 11,900.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 13<sup>th</sup> day of December, 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 ) ss.  
December 13, 19 82

Personally appeared the above named  
DELPHUS VANCE WRIGHT and MARTHA A. WRIGHT

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

Before me:  
Christi L. Garrison  
Notary Public for Oregon  
My commission expires: 6/19/83

STATE OF OREGON, County of ) ss.  
December 13, 19 82

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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Delphus V. Wright  
Rt. 1 Box 84  
Branan, OR 97623  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Eugene R. Ware, et al  
P.O. Box 356  
Sprague River, OR 97639  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of \_\_\_\_\_  
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.

SPACE RESERVED FOR RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod River Park Road District.
3. Restrictions as contained in plat dedication, to wit:  
"Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easement to be centered on lines of adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
4. 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 July 22, 1968, in Volume M68, page 6636, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

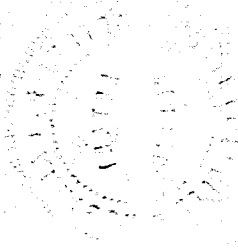
Filed for record

this 13 day of Dec. A. D. 1982 at 1:57 o'clock P. M. 1982  
duly recorded in Vol. M82 of Deeds on Page 17647

Fee \$8.00

EV. LYN BIEHN County Clerk

By Joyce McArthur



STATE OF OREGON  
County of Klamath  
I, the undersigned, County Clerk of Klamath County, Oregon, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said County.  
Witness my hand and the seal of said County at Medford, Oregon, this 13th day of December, 1982.  
EV. LYN BIEHN  
County Clerk