

185101

WARRANTY DEED

MTC 11897 VOL 1782 PAGE 18035

18035

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN J. KELLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL D. HAERTEL and BARBARA E. HAERTEL, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 27, Block 3, TRACT NO. 1127, NINTH ADDITION TO SUNSET VILLAGE, 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 \$ 82,000.00. However, the actual consideration consists of other property of value given or promised which the whole consideration (including this) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.) part of the consideration (including this) (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 15th 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.

STEPHEN J. KELLER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath December 15th, 1982 ss.

Personally appeared the above named STEPHEN J. KELLER and, acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL) Notary Public for Oregon My commission expires: 7/13/85

STATE OF OREGON, County of ss. Personally appeared 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 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:

Mr. Stephen J. Keller 6316 Harlan Drive Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Paul D. Haertel 33216 32nd Place SW Federal Way, WA 98003 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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of 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 Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

continued from the reverse side of this deed -

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Lighting District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Subject to a 20 foot drainage and utility easement along rear lot line as shown on dedicated plat.

6. Reservations as contained in plat dedication, to wit:

"said plat subject to: (1) Easements for future public utilities, irrigation, and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation, and drainage; (2) No changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns; (3) Building setbacks shall comply with the Klamath County Zoning Ordinances of the RD - 8,000 Zone as of June, 1977; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

7. 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 in Volume M78, page 1523, Microfilm Records of Klamath County, Oregon.
8. 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: December 12, 1979

Recorded: December 14, 1979

Volume: M79, page 28814, Microfilm Records of Klamath County, Oregon

Amount: \$50,000.00

Grantor: Stephen J. Keller

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 17th day of December A.D. 1982 at 11:22 clock A.M.

duly recorded in Vol. M82, of Deeds on page 18035

By Lyn Bienn County Clerk
Fee \$8.00