

## MOUNTAIN TITLE COMPANY

18877

WARRANTY DEED

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18636

KNOW ALL MEN BY THESE PRESENTS, That

James A. Cushman and Sally R. Cushman, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dale A. Coombe and JoAnne Coombe, 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 11, Block 9, Tract 1016 known as Green Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

(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 set forth on the reverse of this deed, or those apparen upon the land, if any, 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 \$ 67,500.00

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 30 day of December, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

December 30th, 19 82.

Personally appeared the above named James A. Cushman and Sally R. Cushman

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

James A. Cushman and Sally R. Cushman

GRANTOR'S NAME AND ADDRESS

Dale A. Coombe and JoAnne Coombe  
5726 Valley View  
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.

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_, 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:

STATE OF OREGON,

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

MOUNTAIN TITLE COMPANY

Easements and restrictions as contained in plat dedication, to wit:  
 "A 20 foot building setback from all street lines; 16 foot drainage easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of a drainage ditch; 16 foot utility easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of said utilities." (Utility and Drainage Easements affect rear 8 feet)

Conditions and Restrictions as contained in instrument recorded July 24, 1970, in Volume M70, page 6147, Klamath County, Oregon, Microfilm Records.

Terms and conditions of the Articles of Incorporation of Green Acres Improvement District recorded July 10, 1973 in Volume M73, page 8797, Klamath County, Oregon, Microfilm Records.

Easement created by instrument, including the terms and provisions thereof, recorded March 28, 1980 in Volume M80, page 5820, and re-recorded May 27, 1980 in Volume M80, page 9614, all Klamath County Microfilm Records, to wit:

"RESERVING a drainage easement 16 feet in width, parallel and adjacent to the North line of lot 10, 11 and 12, Block 9."

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: September 4, 1981

Recorded: September 4, 1981

Volume: M81, page 15794, Microfilm Records of Klamath County, Oregon

Amount: \$58,000.00

Mortgagor: James A. Cushman and Sally P. Cushman

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs. (L-P57579)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 30 day of December A. D. 19 82 at 11:35 clock A M., and  
 duly recorded in Vol. M 82, of Deeds on Page 18636

By EV LYN BIEHN, County Clerk  
Servetha A. Betsch

Fee \$8.00