

21643

MTC 11954-L

WARRANTY DEED

Vol. 1183 Page 4331

KNOW ALL MEN BY THESE PRESENTS, That..... WANDA L. TURNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by.....  
 ANTHONY R. BROWN and CAROL Y. BROWN, 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 ap-  
 pertaining, situated in the County of..... Klamath..... and State of Oregon, described as follows, to-wit:

Lot 26 and the South 30 feet of Lot 27, PONDEROSA 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 -

## MOUNTAIN TITLE COMPANY INC.

(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 \$ 41,000.00  
 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 27<sup>th</sup> day of March, 1983;  
 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.

WANDA L. TURNER

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
 County of Klamath ) ss.  
 March 27, 1983.

Personally appeared the above named  
 WANDA L. TURNER

and acknowledged the foregoing instru-  
 ment to be her voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

STATE OF OREGON, County of..... ) ss.  
 , 19.....

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 be-  
 half 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:

Wanda L. Turner

6767 Jingle Lane  
 K. Falls, OR 97601  
 GRANTOR'S NAME AND ADDRESS

Mr. &amp; Mrs. Anthony R. Brown

PO Box 869  
 Chiloquias, OR 97624  
 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, )

County of..... ) ss.

I certify that the within instru-  
 ment was received for record on the  
 day of....., 19.....,

at..... o'clock....., 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



SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication of Ponderosa Park: "that the streets as shown were deeded to the City of Chiloquin, Oregon, by Deed Volume 309, page 28, Klamath County Deed Records, and said plat being subject to a 7½' foot easement along the back of all lots for present and future public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner."
2. Subject to a 7½' public utility easement along back of all lots as shown on dedicated plat.
3. An easement created by instrument, including the terms and provisions thereof dated January 12, 1959, recorded January 21, 1959, in Book 309, page 25, as set out on the plat and in the dedication of Ponderosa Park, in favor of the City of Chiloquin for a utility easement 7½ feet in width along the back of all lots.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 22th day of March A.D. 1983 at 9:14 o'clock A . . .  
duly recorded in Vol. M83 of Deeds on a 4331

8.00

By EVILYN B. EHN, County Clerk