

MOUNTAIN TITLE COMPANY INC.

21728

MTL 12088-L

WARRANTY DEED

Vol. 1483 Page 4454

KNOW ALL MEN BY THESE PRESENTS, That TERRY L. WALTERS, SR. and SHIRLEY A. WALTERS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EMMITT L. BRADISH and SHIRLEY A. BRADISH, 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 1, Block 5, TRACT NO. 1016, known as GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 \$57,244.38

~~However, the actual consideration for the property of Klamath County, Oregon, is the whole or part of the consideration indicated 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 25th day of March, 1983, if a corporate grantor, it has caused its name to be signed and seal affixed by its officer, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath

March 25, 1983

Personally appeared the above named ROBERT DAMUTH as attorney-in-fact for Terry L. Walters, Sr. and Shirley A. Walters and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/82

Robert Damuth as attorney-in-fact for Terry L. Walters, Sr.
Robert Damuth as attorney-in-fact for Shirley A. Walters

STATE OF OREGON, County of

March 25, 1983

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Terry L. Walters, Sr. and Shirley A. Walters
Rt. 5 Box 1139
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Emmitt L. Bradish
5644 Mason Lane
Klamath Falls, OR 97601

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

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.

By

Recording Officer

Deputy

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

SUBJECT TO:

1. Subject to a 16 foot utility easement over rear lot line as shown on dedicated plat.
2. Subject to a 60 foot Pacific Power & Light Company easement over rear portion of lot as shown on dedicated plat.
3. 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).
4. 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: March 11, 1980
Recorded: March 11, 1980
Volume: M80, page 4657, Microfilm Records of Klamath County, Oregon
Amount: \$58,000.00
Mortgagor: Terry L. Walters, Sr. and Shirley A. Walters, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P33999)

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 25th day of March A.D. 1983 at 9:26 A

duly recorded in Vol. M83, of Mortgages 4454

EVLYN B. BERN, Clerk

8.00

By Shirley Walters