

# MOUNTAIN TITLE COMPANY

MTG 12164-2

WARRANTY DEED

Vol. 1183 Page 4821

KNOW ALL MEN BY THESE PRESENTS, That

Larry Coon and Ruth Coon, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James T. Lipe and Teresa F. Lipe, 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 20 in Block 13, of TRACT 1003, THIRD ADDITION TO MOYINA, 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 apparent upon the land, if any, as of the date of this deed.

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 \$ 62,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 1st day of April, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
April 1, 1983.

Personally appeared the above named Larry Coon for himself and as Power of Attorney for Ruth Coon

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Larry Coon and Ruth Coon

GRANTOR'S NAME AND ADDRESS  
James T. Lipe and Teresa F. Lipe  
1015 Tamera  
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, ) ss.  
County of Klamath )  
Personally appeared Larry Coon for Ruth Coon Her Attorney in Fact

and 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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, ) ss.

County of Klamath  
I certify that the within instrument was received for record on the day of April, 1983, at 10 o'clock A.M., and recorded in book 1183 on page 4821 or as file/reel number 1183-4821, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

MOUNTAIN TITLE COMPANY



SUBJECT TO:

4822

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. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Volume 128, page 267, in favor of California Oregon Power Company for pole and lines. (Blanket easement)
4. An easement and right of way created by instrument, including the terms and provisions thereof, 10 feet wide, "pole line as now located," granted to The California Oregon Power Company, a California corporation, dated June 1, 1956 and recorded June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon. (Blanket easement)
5. Easement covering water mains running to well site described in Deed Volume 285, page 257, Deed Records of Klamath County, Oregon, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in the various lot deeds.
6. Restrictions and easements contained in plat dedication, to wit:  
"Said plat subject to: a building setback line as shown, public utility easement as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants."
7. A 20 foot building setback from street as shown on dedicated plat.
8. A 16 foot utility easement along rear lot line as shown on dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 1st day of April A.D. 1983 at 9:39 A.M.

duly recorded in Vol. M83 of Deeds on p. 4821.

EVLYN B. ENN, County Clerk

By Luc Lewis

8.00