

21968

MTL 12191

## MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
Lloyd E. Olson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Clarence W. Adams and Peggy J. Adams, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1: The Northeasterly 75 feet of Lot 7, Block 26, HOT SPRINGS ADDITION  
to the City of Klamath Falls, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: The Southwesterly 75 feet of Lot 7, Block 26, HOT SPRINGS ADDITION  
to the City of Klamath, 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 \$ 74,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 23.030.)

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 21st day of March, 1983;  
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.

OFFICIAL SEAL  
ROBERT A. FLEISCHMAN  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
SAN DIEGO COUNTY  
My Commission Expires OCTOBER 18, 1993

STATE OF OREGON, County of San Diego } ss.  
3/21, 1983

STATE OF OREGON, County of \_\_\_\_\_ } ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named  
Lloyd E. Olson

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

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires: 10/18/83

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

Lloyd E. Olson  
12645 Julian Ave.  
Lakeside, California 92040  
GRANTOR'S NAME AND ADDRESS  
Clarence W. Adams and Peggy J. Adams  
811 Ponderosa Drive  
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 \_\_\_\_\_ } ss.  
I certify that the within instru-  
ment 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



## SUBJECT TO:

1. Sewer and Water use charges, if any, due to the City of Klamath Falls.
2. Easement for a sewer pipe line, including the terms and provisions thereof given by C.E. Piper et ux, to J.A. Gordon, dated August 12, 1930, recorded August 13, 1930 in Deed Volume 91, page 571, Records of Klamath County, Oregon.
3. Agreement for joint use of hot water well, including the terms and provisions thereof, between Arthur E. Whitman and Nina Whitman, husband and wife to E.R. Huckleberry and Florence B. Huckleberry, husband and wife, dated October 4, 1935, recorded April 4, 1936 in Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ and  
duly recorded in Vol. \_\_\_\_\_, of \_\_\_\_\_ on a \_\_\_\_\_.

By EVELYN BIENN, County Clerk  
[Signature]