

22455

MTC 1972-K

WARRANTY DEED

Vol. 483 Page 5680

ILA M. RUSSELL

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH E. MADDAX and LEONA R. MADDAX, 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 5, Block 13, SECOND ADDITION TO NIMROD RIVER 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 -

(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

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 \$ 17,500.00

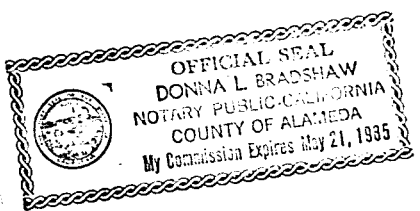
However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,500.00. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical 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 17th day of January, 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.

X Ila M. Russell
ILA M. RUSSELL

State of California }
County of Alameda } ss.

On this the 17 day of January, 1983, before me,
DONNA L. BRADSHAW
the undersigned Notary Public, personally appeared
Ila M. Russell



☐ personally known to me
☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that she executed it. WITNESS my hand and official seal.

Donna L. Bradshaw
Notary's Signature

Mrs. Ila M. Russell c/o Darrell Van Auker
6986 Spencer Ct.
Dublin, CA 94566
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Ralph E. Maddax
217 4th Avenue SW
Pacific, WA 98047
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, } ss.
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

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

1. Taxes, including the current fiscal year have been assessed with Veterans' Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod River Park Road District.
3. Reservations as contained in plat dedication, to wit:
"subject to the following restrictions: A 16 foot easement along and centered on the back and side lot lines of all lots for future public utilities, said easements to provide ingress and egress for construction and maintenance of said utilities; A 20 foot building setback line along the fronts of all lots; Additional restrictions as provided in any recorded protective covenants, and reservations of record."
4. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded June 10, 1966, in Volume M66, page 6074, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 14th day of April A. D. 19 83 at 2:38 o'clock P. M., and

duly recorded in Vol. M83, of Deeds on page 5680.

EV. LYN BIEHN, County Clerk

By [Signature]

Fee \$8.00