

22520

MTC 12058

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Douglas M. Vigneau and Lucinda G. Vigneau, Husband and Wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Robert Ray Walker

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:

The Southeasterly 25 feet of Lot 8, and the Northwesterly 40 feet of Lot 9 in Block 3, FIRST ADDITION TO TONATEE HOMES, 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 \$ 35,000.00① 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). ② (The sentence between the symbols ①, 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 8th day of April, 19 83;  
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, } ss.  
County of Josephine  
April 8, 19 83Personally appeared the above named  
Douglas M. Vigneau and Lucinda  
G. Vigneau  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.(OFFICIAL  
SEAL)Before me: Lola Cherry  
Notary Public for Oregon  
My commission expires: 12-29-86Douglas M. Vigneau and Lucinda G. Vigneau  
132 Thomas Circle  
Grants Pass, Oregon 97526  
GRANTOR'S NAME AND ADDRESSRobert Ray Walker  
3713 Brooklins  
Kills, 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 Josephine ) ss.  
April 8, 19 83Personally 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:

STATE OF OREGON, } ss.

County of \_\_\_\_\_  
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.SPACE RESERVED  
FOR  
RECORDER'S USE

By

Recording Officer  
Deputy

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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Building setback line 20 feet from street as shown on dedicated plat.
5. Subject to a 10 foot utility and ditch easement along the rear of lot as shown on dedicated plat.
6. Reservations as contained in plat dedication, to wit:  
 "Said plat being subject to a building setback as shown along all streets, a 7.5 foot sideline setback along all lots; and an easement along the back of all lots as shown on the annexed plat for present and future public utilities, drainage and perpetual right of way for ditches to convey irrigation water, 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."
7. 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 October 5, 1959 in Volume 316, page 326, and amended by instrument recorded September 29, 1961 in Volume 332, page 560, all Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 15th day of April A.D. 19 83 at 10:54 o'clock A.M., and  
 duly recorded in Vol. M83, of 2 Deeds on Page 5795

EVALLYN B. EHN, County Clerk

By Ann Lewis

Fee \$18.00