

23985

MTC 12439-16 WARRANTY DEED

Vol. 483 Page 8328

KNOW ALL MEN BY THESE PRESENTS, That KENNETH E. RAMELLI and PAULINE E. RAMELLI, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRIS G. ELVERFELD and GRETCHEN L. ELVERFELD, 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 15, Block 3, KLAMATH RIVER ACRES, 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 -

## MOUNTAIN TITLE COMPANY INC.

(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

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 \$ 16,000.00

However, the actual consideration consists of or includes the purchase price of the property, which is the whole or part of the consideration for the purchase of the property. (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 27th day of May, 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

May 27, 1983

Personally appeared the above named KENNETH E. RAMELLI and PAULINE E. RAMELLI, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

STATE OF OREGON, County of ss.

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Kenneth E. Ramelli

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Chris G. Elverfeld

1439 Esplanade  
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 ss.

I certify that the within instrument was received for record on the day of 1983, 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



- continued from the reverse side of this deed -

SUBJECT TO:

1. Proposed formation of a Special Road District recorded January 30, 1975, in the County Commissioner's Journal.
2. Right of way for transmission line, including the terms and provisions thereof, given by E. H. Seaver et ux, to the California Oregon Power Company, dated March 2, 1926, recorded March 28, 1926, in Volume 69, page 601, Records of Klamath County, Oregon.
3. Overhang Easement, including the terms and provisions thereof, given by Lloyd V. Howard and Waive Howard, husband and wife, to Pacific Power & Light Company, a Maine corporation, dated April 19, 1963, recorded June 10, 1963, in Deed Volume 346, page 15, Records of Klamath County, Oregon.
4. Restrictions as contained in plat dedication, to wit:  
 "(1) A 20 foot building setback along street side of all lots; (2) A 10 foot utility easement along the exterior lot lines where shown on the annexed plat; (3) An 8 foot utility easement along the interior back and side lot lines where shown on the annexed plat, said easements to be for future public utilities, drainage, and sanitary sewers, said easements to provide ingress and egress for construction and maintenance of said utilities."
5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
 Dated: April 3, 1978  
 Recorded: April 10, 1978  
 Volume: M78, page 6879, Microfilm Records of Klamath County, Oregon  
 Amount: \$5,600.00  
 Grantor: Kenneth E. Ramelli and Pauline E. Ramelli, husband and wife  
 Trustee: Transamerica Title Insurance Company  
 Beneficiary: Edwen L. Eckenrode and Deloris Eckenrode, husband and wife

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Trust Deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..  
 this 27th day of May A.D. 19 83 at 12:00 o'clock P. M., and  
 duly recorded in Vol. M83, of deeds on file 8328

8.00 fee

By EVELYN BIEHN, County Clerk  
[Signature]