

24579

T/A # M-38-2407-1-183 Page 9302
WARRANTY DEED (CORPORATION)

J. K. DEVELOPMENT CO.

Oregon

(State of incorporation)

corporation, hereinafter called grantor, conveys to

WILLIAM J. DAVIS and SUSAN G. DAVIS, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

Lot 3 Block 21, Tract No. 1127, NINTH ADDITION TO SUNSET VILLAGE,
in the County of Klamath, State of Oregon.

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

Those contained in Exhibit "A" attached hereto

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 13,000.00 *

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
13th day of June 19 83.
(Corporate Seal)

By Joe L. Keller President

By Secretary

STATE OF OREGON, County of Klamath) ss.

June 13, 19 83.

Personally appeared Joe L. Keller who, being duly sworn,
did say that he is the President of
J. K. Development Co. 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 he acknowledged said
instrument to be its voluntary act and deed.

Official Seal

Before me:

Notary Public for Oregon

My commission expires: 3-22-85

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

J. K. DEVELOPMENT CO.

TO

WILLIAM J. DAVIS

SUSAN G. DAVIS

After Recording Return to: Mr. & Mrs. William J. Davis

4027 Monrovia
City, 97601

STATE OF OREGON,

County of) ss.

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By Deputy

9303

EXHIBIT "A"

Attachment to Warranty Deed:

J.K. Development Co.
to
William J. Davis
Susan G. Davis

1. Regulations, including leview, liens, assessments, rights of way and easements of the South Suburban Sanitary District, as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
2. An easement created by instruments, including the terms and provisions thereof,
Recorded : March 5, 1973 Book: M-73 Page: 2293
In favor of : Oregon Water Corporation, a public utility of
State of Oregon.
For : Water Mins and pipelines
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : January 25, 1978 Book: M078 Page: 1523
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract 1127, Ninth Addition to Sunset Village.
6. This property lies within and is subject to the levies and assessments of the Sunset Village Lighting District.



WARRANTY DEED; COUNTY OF KLAMATH; ss.

Filed for record

this 15th day of June A.D. 1983 at 10:54 clock A.M., and
duly recorded in Vol. M 83, of deeds on Page 9302

8.00 fee

By Evelyn Biehn EVELYN BIEHN, County Clerk