

25210

ME 12548-K

WARRANTY DEED

Vol. 183 Page 10269

KNOW ALL MEN BY THESE PRESENTS, That husband and wife

WALTER STEPHEN MARK and RUTH E. MARK,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WINFORD G. MAUER and JANICE M. MAUER, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7 in Block 28, FOURTH 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 -

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

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.

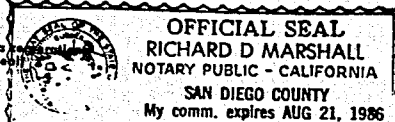
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,500.00

(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 25th day of June, 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 San Diego
 25 June, 19 83

 Personally appeared the above named
 WALTER STEPHEN MARK and RUTH E. MARK,
 husband and wife

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

 Before me:
 (OFFICIAL SEAL)

 Notary Public for Oregon
 My commission expires: Aug 21, 1986

 X Walter Stephen Mark
 WALTER STEPHEN MARK
 X Ruth E. Mark
 RUTH E. MARK

 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

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: (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires:

 Mr. & Mrs. Walter Stephen Mark
 2960 Union St., Apt. #302
 San Diego, CA 92103

GRANTOR'S NAME AND ADDRESS

 Mr. & Mrs. Winford G. Mauer
 2412 Pinegrove Road
 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, 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 of.

 By Recording Officer
 Deputy

MOUNTAIN TITLE COMPANY INC

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

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- continued from the reverse side of this deed -

SUBJECT TO:

1. Easements as contained in plat dedication, to wit:
"Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easements to be centered on lines of adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and restrictions of record and additional restrictions as provided in any recorded protective covenants."
2. Covenants, conditions, and restrictions as set forth in Declaration of Restrictions, recorded March 13, 1967, in Volume M67, page 1751, and Amendment thereto recorded July 6, 1967, in Volume M67, page 5062, Microfilm Records of Klamath County, Oregon.
3. The premises herein described lie within and are subject to the levies and assessments of Nimrod Park Road District.
4. Rights of the public in and to any portion of the herein described premises lying below the high water mark of the Sprague River.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 30th day of June A. D. 19 83 at 11:15 clock A.M., and
duly recorded in Vol. M83, of Deeds on page 10269

By EVELYN BIEHN, County Clerk

Fee \$8.00

