

26312

MTC 12676

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Jean McDaniel

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Arthur L. Wilson and Janice P. Wilson, 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 20 in Block 3, TRACT 1112, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

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 set forth on the reverse of this deed, or 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 \$ 70,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @ if not applicable should be deleted. See ORS 91.030.)

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 July, 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)

Jean McDaniel
Jean McDaniel

STATE OF OREGON,

County of Klamath ss.
 July 27th, 1983.

STATE OF OREGON, County of _____ ss.
 _____, 19____.

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

Personally appeared the above named

Jean McDaniel

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

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-13-85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Jean McDaniel

GRANTOR'S NAME AND ADDRESS
 Arthur L. Wilson and Janice P. Wilson
 1803 North Eldorado

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return fee

Per Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Per Grantee

NAME, ADDRESS, ZIP

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 _____ or as file/reel number _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

Deputy

MOUNTAIN TITLE COMPANY INC

SUBJECT TO:

- 12287
1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
 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 Enterprise Irrigation District.
 4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Lighting District.
 5. Reservations and easements as contained in plat dedication, to wit:
"Subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage, (2) No changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns, (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines, (4) All easements and reservations of record and additional restrictions, as provided in any recorded protective covenants."

6. An easement created by instrument, including the terms and provisions thereof, recorded March 5, 1973 in Book M73, page 2293, Microfilm Records of Klamath County, Oregon, in favor of Oregon Water Corporation.

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 March 25, 1975 in Volume M75, page 3318, Microfilm Records of Klamath County, Oregon.

8. Right of Way Easement, including the terms and provisions thereof, granted to Pacific Power & Light Company, a corporation, for an electric transmission and distribution line, recorded December 1, 1975 in Volume M75, page 15098, and recorded June 15, 1976 in Volume M76, page 733, all Microfilm Records of Klamath County, Oregon.

9. 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: August 5, 1977

Recorded: August 8, 1977

Volume: M77, page 14249, Microfilm Records of Klamath County, Oregon

Amount: \$39,900.00

Grantor: Richard V. Stair and Nancy D. Stair, husband and wife

Trustee: William L. Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association, Klamath Falls, Oregon

The beneficial interest under said Trust Deed was assigned by instrument

Dated: September 28, 1981

Recorded: September 28, 1981

Volume: M81, page 17273, Microfilm Records of Klamath County, Oregon

To: Jackson County Federal Savings and Loan Association

Said Trust Deed buyers agree to assume and pay in full.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 28 day of July A.D. 19 83

at 11:45 o'clock A M, and duly
recorded in Vol. M83 of deeds

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EVELYN BIEHN, u ty Clerk

By [Signature] Deputy

Fee 8.00