

K-34358

1-1-74
WARRANTY DEED—SURVIVORSHIP

26365

KNOW ALL MEN BY THESE PRESENTS, That

Laura Campos

hereinafter called the grantor, James E. Balsiger and Mary N. Zammetti

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 11 in Block 2 Round Lake Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances except those listed on the reverse side. James E. Balsiger shall hold an undivided 1/4 interest and Mary N. Zammetti shall hold an undivided 1/4 interest

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 \$42,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 28th 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.

Laura Campos

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath, ss.
JULY 28th, 1983.

Personally appeared the above named

LAURA CAMPOS

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 4/24/85

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 _____

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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

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/reel/volume No. _____ on page _____ or as document/tee/tile/instrument/microfilm No. _____. Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Deputy

STATE OF OREGON, County of Klamath, ss.
GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to M. K. F. S. L. 540 Main Klamath Falls, Or 97601
Until a change is requested all tax statements shall be sent to the following address: K. F. S. L. 00-8 649
NAME, ADDRESS, ZIP

- KNOW ALL MEN BY THESE PRESENTS, THAT
1. Right of way for pole line, including the terms and provisions thereof by and between Lois Soukup and Mildred D. Soukup to The California Oregon Power Company, dated August 26, 1953, recorded September 3, 1953, in Volume 262 page 641, Deed Records of Klamath County, Oregon.
 2. Unrecorded fencing agreement between William L. Rawn, Sr., and Weyerhaeuser Timber Company as disclosed by instrument recorded August 15, 1968, in Volume M68 page 7416, Deed Records of Klamath County, Oregon.
 3. Reservations and restrictions in the dedication of Tract 1046, Round Lake Estates, as follows: "...said plat being subject to: (1) Building set-back lines as follows: 25' at front, 5' at side, 25' at rear, (2) Easements for public utilities and irrigation use as shown said easements to provide ingress and egress for construction and maintenance of said utilities, (3) 1' street plugs as shown on the annexed map, said area to be designated as a public street when the county governing body deems it necessary, (4) additional restrictions as shown in any recorded protective covenants.
 4. Conditions and restrictions for Round Lake Estates, recorded October 16, 1978, in Volume M78 page 23030, Deed Records of Klamath County, Oregon.
 5. Protective Covenants, Restrictions and Conditions for Round Lake Estates, recorded February 22, 1979, in Volume M79 page 4047, Deed Records of Klamath County, Oregon.
 6. Protective Covenants, Restrictions and Conditions for the East One-half of Plat 1046, Round Lake Estates, recorded October 2, 1979, in Volume M79 page 23364, Deed Records of Klamath County, Oregon.
 7. Protective Covenants, Restrictions and Conditions, including the terms and provisions thereof, recorded April 27, 1981, in Volume M81 page 7558, Deed Records of Klamath County, Oregon.

STATE OF OREGON, County of Klamath

I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in the records of the County of Klamath, Oregon.

WITNESS my hand and seal of office this _____ day of _____, 1983.

County Clerk

STATE OF OREGON, County of Klamath

Filed for record at request of _____

on this _____ day of _____, A.D. 1983, at _____ o'clock _____ A.M. and duly recorded in Vol. _____ of _____ deeds Page _____

County Clerk

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the _____ day of _____, 1983, and recorded in Book _____ of _____ deeds, and the same is a true and correct copy of the original instrument as the same appears in the records of the County of Klamath, Oregon.

WITNESS my hand and seal of office this _____ day of _____, 1983.

County Clerk

STATE OF OREGON, County of Klamath

Filed for record at request of _____

on this 29 day of July A.D. 19 83 at 10:58 o'clock A.M. and duly recorded in Vol. M83 of deeds Page 12515

EVELYN BIEN, County Clerk

By _____ Deputy

Fee 8.00