

27191

MTC 12185L

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Gregory M. Arant and Connie L. Arant, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David W. Seutter and Marjorie Seutter, 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 23 of GRACE PARK, 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.

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 \$ 35,000.00. 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 19th day of August, 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

August 19, 1983

Personally appeared the above named Gregory M. Arant and Connie L. Arant

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Gregory M. Arant and Connie L. Arant

David W. Seutter and Marjorie Seutter

839 Onyx Ave.

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

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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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

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 affixed.

Recording Officer

Deputy

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.

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2. Assessments, if any, due to the City of Klamath Falls for water use.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

5. Subject to a 15 foot building setback from North lot line as shown on dedicated plat.

6. Reservations contained in plat dedication, to wit:

"do hereby convey unto all subsequent owners perpetual rights to the use of all irrigation and drainage ditches shown on said plat, and do hereby reserve an easement for future sewer lines and other utilities along back lines of all lots."

7. Right of Way, including the terms and provisions thereof, from Marion Petersen, a single man, to the California Oregon Power Company, a California corporation, dated May 13, 1943, recorded May 18, 1943 in Volume 155, page 304, Deed Records of Klamath County, Oregon. (Blanket easement)

8. 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: October 2, 1973

Recorded: October 5, 1973

Volume: M73, page 13481, Microfilm Records of Klamath County, Oregon

Amount: \$16,650.00

Grantor: Gregory M. Arant and Connie L. Arant, husband and wife

Trustee: William Ganong Jr.

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

Said Deed or Trust-Buyers agree to assume and pay in full.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 19 day of August A.D. 19 83

at 10:33 o'clock AM, and duly

recorded in Vol. M83 of DEEDS

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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00