

## MOUNTAIN TITLE COMPANY INC.

28667

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Yvonne J. Meyer and Sharon M. Larsen and Clinton J. Meyer

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas R. Dore

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 of OLD ORCHARD MANOR, 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 \$ 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 22nd day of September, 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 ) ss.  
September 22, 1983

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: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 7/13/85

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 7/13/85

Yvonne J. Meyer and Sharon M. Larsen  
Clinton J. Meyer

GRANTOR'S NAME AND ADDRESS

Thomas R. Dore  
946 Alandale  
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 \_\_\_\_\_ 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.

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE



SUBJECT TO:

16414

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Building setback line 20 feet from street as shown on dedicated plat.
5. Reservations and easements as reserved in plat dedication, to wit:  
"Dedicate, donate and convey to the public for public use forever the roads, irrigation laterals and irrigation drains on OLD ORCHARD MANOR as platted hereon, subject to building setback lines as shown on plat and to easement over all lots for future sewers. This plat is approved subject to the following conditions: 1. The owners of the land in this subdivision, their heirs and assigns in whom title may be vested shall always, at their own expense properly maintain and operate such irrigation system. 2. The Klamath Irrigation District, its successors and assigns and the United States, person, firm or corporation operating the irrigation works of the Klamath Irrigation District, shall never be liable for damage caused by improper construction, operation or care of such system or for lack of sufficient water for irrigation, liability of the operators of the Klamath Irrigation District being limited to furnishing water at established outlets of the U.S.R.S. Lateral."
6. Easement and right of way, including the terms and provisions thereof, granted to The California Oregon Power Company by instrument dated January 13, 1951 and recorded January 23, 1951 in Book 244, page 613, Deed Records of Klamath County, Oregon.
7. Declarations of Conditions and Restrictions, including the terms and provisions thereof, as set out in that certain instrument dated February 13, 1958 and recorded February 20, 1951 in Book 245, page 361, Deed Records of Klamath County, Oregon.

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 23rd day of Sept. A.D. 19 83  
at 8:42 o'clock A M, and duly  
recorded in Vol. M83 of Deeds  
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EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00