

MOUNTAIN TITLE COMPANY INC.

28793

WARRANTY DEED

MTG-12815

Vol. 83 Page 16653

KNOW ALL MEN BY THESE PRESENTS, That STEVE HAYTH and SHIRLEY HAYTH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WALTER G. WADDELL and WILMA R. WADDELL, husband and wife, hereinafter called 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 16, Block 101, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT #4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued from 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 \$ 1,500.00

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 26th 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)

STEVE HAYTH
SHIRLEY HAYTH

STATE OF OREGON, ARIZONA } ss.
County of September 26, 1983

STATE OF ARIZONA, County of Pima } ss.
Personally appeared , 19

Personally appeared the above named STEVE HAYTH and SHIRLEY HAYTH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon AZ
My commission expires: 7/23/84

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Steve Hayth
4501 East Broadway
Tucson, AZ 85711

Mr. & Mrs. Walter G. Waddell
27465 N. Garza Drive
Saugus, CA 91350

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,

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

By Deputy

- continued from the reverse side of this deed -

16653 A

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Easements and reservations as contained in plat dedication, to wit:
"Subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building setback on all lots adjacent to Highway 66 and to all easement and reservations of record. Lot 1, Block 131 is hereby dedicated to Klamath County for refuse disposal."
3. 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 July 21, 1965, in Volume M65, page 165, Microfilm Records of Klamath County, Oregon.
4. Subject to the terms and provisions of Bylaws of Highway 66 Unit 4 Road Maintenance Association recorded May 22, 1974, in Volume M74, page 6382, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 28th day of Sept. A.D. 19 83
at 10:40 o'clock A M, and duly
recorded in Vol. M 83 of Deeds
Page 16653

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00

