

## MOUNTAIN TITLE COMPANY INC.

28974

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MAURICE G. BEVINS and LOUISE S. BEVINS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

HOLLIS D. BLEVINS and CARMELITA BLEVINS, 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:

The E 1/2 of Lot 1, Block 2, DOREEN MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on 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

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 \$12,000.00

However, the actual consideration consists of ~~the whole consideration~~ ~~part of the 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 30 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 IDAHO

County of September 30, 1983

Personally appeared the above named MAURICE G. BEVINS and LOUISE S. BEVINS, husband and wife

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon Idaho  
My commission expires: 7-15-87

X Maurice G. Bevins

MAURICE G. BEVINS

X Louise S. Bevins

LOUISE S. BEVINS

STATE OF OREGON, County of Ada, ss.  
9-29 Idaho, 1983

Personally appeared Maurice G. Bevins and Louise S. Bevins, 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:

Mr. & Maurice G. Bevins  
c/o 7520 Swift Lane  
Boise, ID 83704

GRANTOR'S NAME AND ADDRESS

Hollis D. and Carmelita Blevins  
c/o LaPine Realty, Inc.  
P.O. Box 377, LaPine, OR 97739

GRANTEE'S NAME AND ADDRESS

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 1983,

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

MOUNTAIN TITLE COMPANY INC.



SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. The easements, restrictions, and rights of way of record, and those appearing on the land.
3. Easement for electric transmission and distribution line, recorded at page 419 of Deed Book 258, Deed Records of Klamath County, Oregon.
4. Conditions and restrictions imposed by instrument recorded February 6, 1968, in Volume M68, page 899, Microfilm Records of Klamath County, Oregon.
5. Setback provisions as delineated on recorded plat, 20 feet from the North and East lot line.
6. Agreement for electric service with Midstate Electric Cooperative dated July 15, 1971, for 5 years, which buyers agree to perform as to applicant's obligation.

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

on this 3rd day of October A.D. 19 83  
at 11:07 o'clock A M, and duly  
recorded in Vol. M 83 of Deeds  
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**EVELYN BIEHN**, County Clerk

By *Pam Smith* Deputy

Fee 8.00