

29338

WARRANTY DEED
MTC-12944-R

Vol. 1183 Page 17545

KNOW ALL MEN BY THESE PRESENTS, That ROBERT WATSON and JEANNE M. WATSON, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH LEMICH, JR.
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 central 46 2/3 feet of Lots 9 and 10, Block 6, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:
Beginning at a point 46 2/3 feet from the Northeasterly corner of Lot 10 in Block 6 of said addition; thence running Westerly and at right angles to Front Street 70.5 feet; thence Southerly parallel to Front Street 46 2/3 feet; thence Easterly and at right angles to Front Street 70.5 feet to Westerly line of Front Street; thence Northerly along the Westerly line of Front Street 46 2/3 feet to the place of beginning.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -
(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 \$31,000.00
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$31,000.00~~
~~the whole of the consideration paid for this transfer, stated in terms of dollars, is \$31,000.00~~
~~part of the consideration paid for this transfer, stated in terms of dollars, is \$31,000.00~~
~~(The sentence between the symbols (1), 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 12th day of October, 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.
October 12, 1983

Personally appeared the above named
ROBERT WATSON and JEANNE M. WATSON,
husband and wife
and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6/19/87

Robert Watson and Jeanne M. Watson
1604 Dayton St.
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Joseph Lemich, Jr.
930 Owens
Klamath Falls, OR 97601
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 } ss.
Personally appeared _____, 19____

_____ and
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 be-
half 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:

(OFFICIAL SEAL)

STATE OF OREGON,
County of } ss.

I certify that the within instru-
ment 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

SUBJECT TO:

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. Taxes, including the current fiscal year have been assessed with Veterans' Exemption. If the exempt status is terminated under the statute, prior to the date on which the assessment roll becomes the tax roll in the year in which taxes were assessed, an additional tax may be levied.
4. Reservations and restrictions and easements as contained in Deed from Klamath Corporation.
5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: July 3, 1980
Recorded: July 3, 1980
Volume: M80, page 12360, Microfilm Records of Klamath County, Oregon
Amount: \$28,025.00
Mortgagor: Robert Watson and Jeanne M. Watson, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P41821)

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Mortgage.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate planning department to verify approved uses.

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

on this 13th day of October A.D. 19 83
at 9:02 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