

29768

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DALE L. COOPER and LURA A. COOPER, husband and wife JAMES R. DENHAM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, 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 4 in Block 9, TRACT NO. 1020, known as THIRD ADDITION TO SUNSET VILLAGE, 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

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 \$ 59,014.00

HOWEVER, THE ABOVE CONSIDERATION MAY BE DELETED IF IT IS 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 21st day of October, 19 83; 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.

James R. Denham  
JAMES R. DENHAM

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ) ss.

County of Klamath,  
October 21, 19 83.Personally appeared the above named  
JAMES R. DENHAM

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

(OFFICIAL SEAL)

Before me: Kristi L. Garrison

Notary Public for Oregon

My commission expires: 6/19/87

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_, 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:

Mr. James R. Denham

1435 E. Main  
K. Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Dale L. Cooper and Lura A. Cooper  
3939 Redondo Way  
Klamath Falls, OR 97603  
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, ) ss.

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.

By \_\_\_\_\_

Recording Officer

Deputy

- continued from the reverse side of this deed -

18288

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Lighting District.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
6. Building setback line 25 feet from streets as shown on dedicated plat.
7. Irrigation and utility easements as shown on dedicated plat.
8. Reservations contained in plat dedication, to wit:  
"(1) Easements for public utilities, irrigation, and drainage as shown on the annexed map, said easements to provide ingress and egress for construction and maintenance of said facilities; (2) No changes will be made in the present irrigation or drain ditches without the consent of the Enterprise Irrigation District, its successors, or assigns; (3) Building setback lines as shown on the annexed map; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
9. 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 May 14, 1971, in Volume M71, page 4407, Microfilm Records of Klamath County, Oregon.
10. 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: September 2, 1981  
Recorded: September 3, 1981  
Volume: M81, page 15685, Microfilm Records of Klamath County, Oregon  
Amount: \$51,001.00  
Mortgagor: James R. Denham  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (P-57604)

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 city or county planning department to verify approved uses."*

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

on this 21st day of October A.D. 19 83  
at 3:38 o'clock P M, and duly  
recorded in Vol. M83 of Deeds  
Page 18287

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00