

29771

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM J. BUSHAW and HELEN E. BUSHAW,
 husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RONALD L. YOUNG, SR. and JEANNE R. YOUNG, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 15, Block 1, FOURTH 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.

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 \$ 59,000.00
 of the whole consideration (indicate which part of the consideration is cash, and which is other property or promise which is

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 19 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.

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON }
 County of KLAMATH } ss.
 October 19, 19 83

Personally appeared the above named
WILLIAM J. BUSHAW and HELEN E.
BUSHAW, husband and wife
 and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:
Bernadine D. Seip
 Notary Public for Oregon
 My commission expires: 9/30/84

William J. and Helen E. Bushaw
429 W. Walnut
Sigourney, Iowa 52521
 GRANTOR'S NAME AND ADDRESS
Ronald L. Young, Sr. and Jeanne R. Young
3630 Granada Way
Klamath Falls, OR 97603
 GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE

NAME, ADDRESS, ZIP

WILLIAM J. BUSHAW

HELEN E. BUSHAW
 STATE OF OREGON, County of _____

Personally appeared _____

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.

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

MOUNTAIN TITLE COMPANY INC.

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Building setback line 25 feet from street as shown on dedicated plat.
6. Public utilities easement - rear 16 feet as shown on dedicated plat.
7. Reservations, easements, and restrictions as contained in plat dedication, to wit:
"(1) Easements for future public utilities, irrigation, and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation, and drainage, (2) No changes will be made in the present irrigation and/or drainage ditches without the consent of the Enterprise Irrigation District, its successors or assigns, (3) Building setback lines as shown on the annexed plat, (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
8. 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 June 7, 1971, in Volume M71, page 5502, Microfilm Records of Klamath County, Oregon.
9. The premises herein described lie within and are subject to the levies and assessments, if the Sunset Village Lighting District.

"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 Oct. A.D. 19 83
at 3:53 o'clock P M, and duly
recorded in Vol. M 83 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00