

29952

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED  
KNOW ALL MEN BY THESE PRESENTS, That

Vol. 1783 Page 18541  
LINDA S. CLEMENT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
GLEN J. MC GUIRE and PATRICIA J. MC GUIRE, 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:

Lot 3 in Block 13, TRACT NO. 1079, SIXTH 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.

83 OCT 27 AM 10 53

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 \$ 52,000.00  
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 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.

Linda S. Clement  
LINDA S. CLEMENT

STATE OF OREGON,  
County of Klamath } ss.  
October 26, 1983

Personally appeared the above named  
LINDA S. CLEMENT

STATE OF OREGON, County of \_\_\_\_\_ } ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, 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 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.

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

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Linda S. Clement  
3889 Rio Vista  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Glen J. McGuire and Patricia J. McGuire  
1901 Carlson  
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

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

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

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Lighting District.
6. Restrictions and easements 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 drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns, (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines, (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
7. 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 29, 1973, in Volume M73, page 8283, Microfilm Records of Klamath County, Oregon.
8. 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: May 16, 1975  
Recorded: May 16, 1975  
Volume: M75, page 5336, Microfilm Records of Klamath County, Oregon  
Amount: \$34,105.00  
Mortgagor: Stephen L. Buhrig and Linda S. Buhrig, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M25073-P)

The Grantees named herein hereby agree 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 27th day of Oct. A.D. 19 83  
at 10:53 o'clock A M, and duly  
recorded in Vol. M 83 of Deeds  
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 3.00