

WARRANTY DEED

29991

KNOW ALL MEN BY THESE PRESENTS, That EMMA JEAN SHRUM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD L. HARGROVE and CAROLYN K. HARGROVE, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11, Block 13, TRACT 1112, EIGHTH 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

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 \$ 67,000.00. However, the actual consideration paid for this transfer includes other property or value given or promised which is part of the consideration (indicate when 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 24th 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.

Emma Jean Shrum
EMMA JEAN SHRUM

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, County of Calif } ss.
County of Calif }
October 24, 19 83

Personally appeared the above named
EMMA JEAN SHRUM

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

Before me, Barbara Buskam Notary Public for Oregon
Notary Public for Oregon
My commission expires: MY COMMISSION EXPIRES JUNE 13, 1985

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.

(OFFICIAL
SEAL)

Mrs. Emma Jean Shrum
4813 Treanna Ave. Apt. A
Bakersfield, CA
GRANTOR'S NAME AND ADDRESS
Mr. & Mrs. Gerald L. Hargrove
3838 Lallahada
K. 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, County of _____) ss.
_____, 19____

Personally appeared _____ 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 _____

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 -

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 Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations, restrictions, and easements as contained in plat dedication, to wit:
 "Subject to: (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."
5. 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 March 25, 1975, in Volume M75, page 3318, Microfilm Records of Klamath County, Oregon.
6. Subject to liens and assessments of 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 28th day of Oct. A.D. 19 83
 at 11:14 o'clock A M, and duly
 recorded in Vol. M83 of Deeds
 Page 18615

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00