

30003

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

JOHN D. MAC FARLANE and PAMELA MAC FARLANE,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

DAVID NOONAN

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 13 of LOST RIVER COURT ADDITION to the City of Merrill, Oregon, 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 \$ 15,000.00

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 20 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)

JOHN D. MAC FARLANE

PAMELA MAC FARLANE

Pamela MacFarlane

STATE OF OREGON, County of Klamath 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 allixed 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.

STATE OF OREGON

County of Klamath ss.

October 20, 19 83

Personally appeared the above named JOHN D. MAC FARLANE and PAMELA MAC FARLANE

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

Before me: Kristi L. Garrison

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. John D. MacFarlane

P.O. 401

Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS

David Noonan

P.O. Box 13

Merrill, OR 97633

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.

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/roll number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer

Deputy

MOUNTAIN TITLE COMPANY INC.

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SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. Reservations, conditions, and restrictions as contained in Deed Volume M69, page 7641, Microfilm Records of Klamath County, Oregon, to wit:

"(1) No dwelling costing less than \$3,500.00 is to be erected or permitted on the land. (2) No poultry or livestock (including, but not limited to, pigs and rabbits) shall be kept on said premises. These restrictions shall run with the land and bind the executors, administrators, heirs, and assigns of the grantees, with the understanding that grantees shall not personally be liable for any violation after they no longer are owners of said premises. Should the foregoing restrictions be violated, then the owner or owners of any lots in said Lost River Court may bring suit or action against the person violating or threatening to violate such restrictions."

3. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water line of the Lost River.

"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 1:45 o'clock P M, and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, County Clerk

By *[Signature]* Deputy

Fee 8.00