

28030273

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RODNEY A. INGRAM and JAYNE L. INGRAM,  
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
R. B. TODD and SUSAN N. TODD, 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 22 in Block 2 of TRACT 1002, LAWANDA HILLS, 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 \$ 71,500.00

~~However, the actual consideration stated on or included in this deed is not to be taken as evidence of the actual consideration paid for this transfer.~~

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 4<sup>th</sup> day of November, 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)

+ Rodney A. Ingram  
 RODNEY A. INGRAM

+ Jayne L. Ingram  
 JAYNE L. INGRAM

STATE OF OREGON, )

County of Klamath ) ss.

November 4<sup>th</sup>, 1983.

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

Personally appeared \_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above named  
 RODNEY A. INGRAM and JAYNE L. INGRAM

\_\_\_\_\_ and  
 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 acknowledged the foregoing instru-  
 ment to be THEIR voluntary act and deed.

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.

Before me:

Notary Public for Oregon  
 My commission expires: 1-12-86

Notary Public for Oregon  
 My commission expires:

(OFFICIAL  
 SEAL)

Rodney A. Ingram and Jayne L. Ingram  
 52097 SE Fifth  
 Scappoose, OR 97056

GRANTOR'S NAME AND ADDRESS

R. B. Todd and Susan N. Todd  
 1773 Wiard  
 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

SPACE RESERVED  
 FOR  
 RECORDER'S USE

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.

Recording Officer  
 Deputy

By \_\_\_\_\_

- continued from the reverse side of this deed -

19095

SUBJECT TO:

1. Right of Way created by instrument, including the terms and provisions thereof,  
Recorded: March 20, 1926  
Volume: 69, page 384, Deed Records of Klamath County, Oregon  
In favor of: California Oregon Power Company  
For: Transmission lines  
Affects: Portion of LaWanda Hills Tract 1002 (Blanket easement)
2. Agreement, including the terms and provisions thereof, recorded December 18, 1967,  
in Volume M57, page 9824, Microfilm Records of Klamath County, Oregon, in favor  
of Pacific Power and Light Company. (Blanket easement)
3. Public utilities easement as shown on dedicated plat.
4. Building set back line 25 feet from street shown on dedicated plat.
5. Restrictions as contained in plat dedication, to wit:  
"All sanitary facilities subject to the approval of the County Sanitarian;  
No residential buildings shall be constructed between main Plevna Ditch  
and Highway 66; Drainage easements as shown on annexed plat; Any recorded  
protective covenants."
6. 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 November 14, 1975, in  
Volume M75, page 14401, Microfilm Records of Klamath County, Oregon.

"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 7th day of Nov., A.D. 19 83  
at 11:36 o'clock A M, and duly  
recorded in Vol. M83 of Deeds  
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00