

8030275

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES PATTON, all as tenants in common

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FAYE WOOD 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:

The South half of Lot 62, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County for widening of Homedale, recorded December 5, 1963, in Book 349, page 511, Deed Records.

- 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 \$ 34,000.00

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 executed by a corporation, affix corporate seal)

Donald W. Horton

Wayne Horton

STATE OF OREGON

County of Klamath

October 26, 1983

Personally appeared the above named Wayne Horton for himself and as attorney in fact for James Patton and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 6/19/87

DONALD W. HORTON

JAMES PATTON
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 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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Wayne Horton, James Patton, and Donald W. Horton
5711 S. 6th
R. Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Faye Wood
1414 Homedale
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

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1983, at 6'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. Sewer and water use charges, if any, due to the City of Klamath Falls.
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 and restrictions, including the terms and provisions thereof, in Deed from Walter T. Smith, et al, to Ruth Klinthammer, dated April 12, 1930, recorded July 7, 1937, in Book 110, page 453, Deed Records of Klamath County, Oregon, including but not limited to the following:

"Excepting and reserving to the first parties, their heirs, and assigns, the right at any time to construct, build, and erect ditches, telephone lines, telegraph lines, and electric power lines in and upon said premises, and to keep and maintain the same."

"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 Linn

ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 14 day of November, 1983, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Donald W. Horton

known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Michelle J. Horton

Notary Public for Oregon.

My Commission expires 7/31/87

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