

30558

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Karen K. Thompson who took title as Karen Kay Coffman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ricky J. Allen and Virginia E. Allen, 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 1, Block 2, SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk 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."

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 set forth on the reverse of this deed, or 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 \$ 44,250.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (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 10th 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)

Karen K. Thompson
Karen K. Thompson

STATE OF OREGON,
County of Klamath } ss.
November 10th, 1983.

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

Personally appeared the above named Karen K. Thompson

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 _____

and acknowledged the foregoing instrument 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 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, Linda Stett
Notary Public for Oregon
My commission expires: 7/13/85

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Karen K. Thompson

GRANTOR'S NAME AND ADDRESS
Ricky J. Allen et al
5822 Southgate
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Per Grantee
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Per Grantee
NAME, ADDRESS, ZIP

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

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

19529

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Subject to liens and assessments, of Sunset Village Lighting District.
6. Building setback lines 20 feet from streets as shown on dedicated plat.
7. An 8 foot utilities easement along East line as shown on dedicated plat.
8. Reservations as contained in plat dedication, to wit:
"(1) Easements for future public utilities, irrigation and drainage ditches as shown on the annexed plat. (2) Easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage ditches. (3) 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. (4) Building setback lines as shown on the annexed plat. (5) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
9. 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 May 29, 1967 in Volume M67, page 4004, Microfilm Records of Klamath County, Oregon.
10. The effect of a Waiver of Set-Back Requirement by property owners in Sunset Village, Recorded: August 27, 1968
Volume: M68, page 7751, Microfilm Records of Klamath County, Oregon
Affects: Lot 1, Block 2, Sunset Village

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 14th day of Nov. A.D. 1983
at 2:30 o'clock P M, and duly
recorded in Vol. M83 of Deeds
Page 19528

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00