

30733

WARRANTY DEED

Vol. 1882 Page

18804

KNOW ALL MEN BY THESE PRESENTS, That
who took title as CAROLYN S. HERYFORD

CAROLYN S. ROSS who was formerly and

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

DALE R. HERYFORD

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 12, Block 2, TRACT 1121, FIRST ADDITION TO KENO HILLSIDE ACRES, 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 \$ 12,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration indicated which is 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 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)

Washington
STATE OF OREGON, County of King ss.
November 10th, 1983

Personally appeared the above named
CAROLYN S. ROSS

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

(OFFICIAL
SEAL)

Before me:
Carol Ann Buckles
Notary Public for Oregon Washington
My commission expires: 12-6-85

STATE OF OREGON, County of ss.
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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

a corporation,
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:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Carolyn S. Ross
25127 12th Avenue S.
Kent, WA 98031
GRANTOR'S NAME AND ADDRESS

Dale R. Heryford
14427 Highway 26
Klamath Falls, OR 97601
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 19

at o'clock M., and recorded
in book on page or as
file/reel number

SPACE RESERVED
FOR
RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By

Recording Officer
Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Grant of Right of Way, including the terms and provisions thereof, in favor of The California Oregon Power Company, for transmission and distribution of electricity, recorded in Volume 72, page 48, Records of Klamath County, Oregon.
3. Release of damages, including the terms and provisions thereof, to California Oregon Power Company, a corporation, recorded March 2, 1932, in Book 97, page 83, Deed Records of Klamath County, Oregon.
4. Grant of Right of Way, including the terms and provisions thereof, in favor of Pacific Power & Light Company, a Maine corporation, for 3 anchors and guys recorded in Volume M66, page 604, Microfilm Records of Klamath County, Oregon.
5. Reservations and restrictions as contained in plat dedication, to wit:
"subject to: (1) Public utilities easements 16 feet in width centered on all side and back lot lines, (2) All sanitary facilities subject to the approval of the Oregon Department of Environmental Quality. (3) Building setback lines of 15 feet from the centerline of the street on which the lot fronts and 50 feet from the centerline of the street on which the lot sides. (4) All easements and reservations of record."
6. Declaration of Protective Covenants and Restrictions, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion, or national origin, recorded in Volume M77, page 10487, Microfilm Records of Klamath County, Oregon.
7. Subject to the required driveway access as shown on dedicated plat.
8. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: August 30, 1978
Recorded: August 31, 1978
Volume: M78, page 19380, Microfilm Records of Klamath County, Oregon
Amount: \$39,000.00
Mortgagor: Dale R. Heryford and Carolyn S. Heryford, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

"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 18th day of Nov. A.D. 19 83
at 10:19 o'clock A M, and duly
recorded in Vol. M83 of Deeds
Page 19804

EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 8.00