

30736

WARRANTY DEED

MTC 131684

KNOW ALL MEN BY THESE PRESENTS, That  
Joseph M. Themins and Karen A. Themins, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Nels David Carlson and Paula H. Carlson, 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:

Lots 21, 22 and 23 in Block 12 of St. Francis Park, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

## 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 \$ 39,000.00  
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 21.030.

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 17th 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)

Joseph M. Themins  
Joseph M. Themins

Karen A. Themins  
Karen A. Themins

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
November 17, 19 83.

STATE OF OREGON, ) ss.  
County of Klamath  
November 17, 19 83.

Personally appeared the above named  
Joseph M. Themins and  
Karen A. Themins  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 7/13/85

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

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Joseph M. Themins and Karen A. Themins

GRANTOR'S NAME AND ADDRESS  
Nels David Carlson and Paula H. Carlson  
4657 Peck Drive  
Klamath Falls, Oregon 97601

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 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.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

8000 SUBJECT TO:

3rd 19810

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Reservations and restrictions as contained in plat dedication, to wit:  
"saving and excepting the right is hereby reserved by the dedicators, their heirs, successors and assigns the privilege to install, operate, maintain, repair and remove water, sewer and gas pipes, conduits, ditches and mains and electric light and telephone poles and wires on, along under and over the said streets, alleys and boulevards, also the right is hereby reserved to conduct water through ditches or pipes for irrigation and domestic or drainage purposes across all streets, alleys, boulevards and lots."
- 5.. Reservations and restrictions as contained in Deed from Geo. S. Busco, et ux to Harold R. Burritt and Maxine Burritt, recorded in Volume 123, page 159, Deed Records of Klamath County, Oregon, to wit:
6. "First--The value of the dwelling houses to be constructed on said property shall be in the value of not less than \$2000.00 of approved floor plan, designs and mode of construction to be approved by grantors or assigns. Second--The principal buildings shall be built on a building line twenty five feet from property lines fronting streets and no permanent fences or other buildings shall be built nearer the street than the front line of the principal building."
7. The right of way for utilities reserved to the public disclosed in the proceedings for the vacation of said alley on file and of record in the office of the County Clerk of Klamath County, Oregon.

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 19809

EVELYN BIEHN, County Clerk

By John Smith Deputy

Fee 8.00