

31049

WARRANTY DEED

Vol. 183 Page 20416

KNOW ALL MEN BY THESE PRESENTS, That

NANCY L. PETERSON, who took title as

NANCY L. BERCOT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KATHRYN L. KOICHEVAR, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 16 in Block 1 of SUNNYLAND, 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 those of record and apparent on the land,

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 \$ 29,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which by symbols between the symbols of the appropriate should be deleted See OES 92-020)

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 23rd 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)

Nancy L. Peterson
Nancy L. Peterson

STATE OF OREGON,

County of Klamath } ss.
November 25, 1983.

Personally appeared the above named

Nancy L. Peterson

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

(OFFICIAL SEAL)

Before me:

Notary Public
NOTARY PUBLIC-OREGON
My commission expires

STATE OF OREGON, County of } ss.

19

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Nancy L. Peterson

GRANTOR'S NAME AND ADDRESS:

Kathryn L. Kochevar
1622 Austin Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS:

After recording return to:
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 } ss.

I certify that the within instrument was received for record on the day of 19

SPACE RESERVED
FOR
RECORDER'S USE

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

By

Deputy

20417

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Reservations and restrictions, including the terms and provisions thereof, as contained in instrument recorded August 25, 1939 in Volume 124, page 204, Deed Records of Klamath County, Oregon, wherein Elmer I. Applegate is grantor and E. M. Chilcote et al, are grantees, to wit:
"The grantees herein agree that all dwellings built facing on Shasta Way are to cost not less than \$2000.00 and that all dwellings built in the balance of the Sunnyland Tract shall cost not less than \$1000.00.:"
4. 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 28 day of Nov. A.D. 19 83at 3:50 o'clock P M, and dulyrecorded in Vol. 1483 of DeedsPage 20416

EVELYN BIEHN, County Clerk

By Sam Smith DeputyFee 8.00