

8331053

WARRANTY DEED

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**KNOW ALL MEN BY THESE PRESENTS, That** WILLAMETTE SAVINGS & LOAN ASSOCIATION, a division of American Savings & Loan Association, a Utah corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL H. PHILLIPS and JOANNA C. PHILLIPS, 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 2 in Block 12, TRACT NO. 1006, SECOND ADDITION TO CYPRESS VILLA, 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.

- continued on the reverse side of this deed -

(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

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 \$ 51,000.00

However, the true and actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration for the transfer. (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 23 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)

WILLAMETTE SAVINGS & LOAN ASSOCIATION

STATE OF OREGON,

County of \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Multnomah  
November 23, 1983

Personally appeared Lloyd Jones

who, being duly sworn, each for himself and not one for the other, did say that the former is the REO Manager 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.

Notary Public for Oregon

My commission expires: 9/23/86

Willamette Savings & Loan Association

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Michael H. Phillips  
5421 Sylvia  
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\_\_\_\_

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.

By \_\_\_\_\_

Recording Officer

Deputy

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Reservations as contained in plat dedication, to wit:  
"said plat being subject to building setback lines as shown, easements for public utilities and irrigation use as shown, said easements to provide ingress and egress for construction and maintenance of said utilities, and additional restrictions as shown in any recorded protective covenants. No changes will be made in the irrigation ditches without the consent of the Klamath Irrigation District, its successors or assigns. This plat is approved subject to the following conditions: 1. The owners of the land in this subdivision, their heirs and assigns in whom title may be vested shall always at their own expense properly install, maintain, and operate such irrigation system. 2. The Klamath Irrigation District, its successors and assigns, and the United States, person firm, or corporation operating the irrigation works of the Klamath Irrigation District, shall never be liable for damage caused by improper constructions, operation, or care of such system or for lack of sufficient water for irrigation. 3. The liability of the operators of the Klamath Irrigation District shall be limited to the delivery of water at established outlets of the USBR canal. 4. The lands will always be subject to irrigation assessments whether or not irrigation water is furnished."
5. A 25 foot building setback from Sylvia Avenue, as shown on dedicated plat.
6. Subject to a 10 foot easement over Northerly lot line as shown on dedicated plat.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 29th day of Nov. A.D. 19 83  
at 10:27 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

