

31105

WARRANTY DEED

Vol. 183 Page

20522

KNOW ALL MEN BY THESE PRESENTS, That CHANDLER HILDING WARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael D. Nealy and Angela J. Nealy, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ON REVERSE SIDE

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,

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 \$ 20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration indicated which is (The sentence between the symbols () is applicable, should be deleted, see OES 05.010.)

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 30th 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)

Chandler Hilding Ward

STATE OF OREGON,

County of Klamath

November 30, 1983

STATE OF OREGON, County of _____ ss.

Personally appeared _____

Personally appeared the above named
Chandler Hilding Ward

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

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)

Chandler Hilding Ward

GRANTOR'S NAME AND ADDRESS

Michael & Angela Neeley

3440 Cannon St.

Klamath Falls, OR 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 instru-
ment was received for record on the
day of _____, 19____,

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

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By _____ Deputy

55205

0007

10V

20523

DESCRIPTION

A portion of Lot 3 in Block 1 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 3, thence West along the North line of said Lot 3 a distance of 102 feet; thence South parallel with the East line of said Lot 3 a distance of 70.9 feet; thence East parallel with the North line of said Lot 3 a distance of 102 feet; thence North along the East line of said Lot 3 a distance of 70.9 feet to point of beginning.

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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
3. Reservations and restrictions as set forth in Deed from A. L. Wishard and Erma M. Wishard to Arlington Ross and Charles Crother recorded in Volume 71, page 184, Deed Records of Klamath County, Oregon, to wit:
"do hereby covenant and agree to and with A. L. Wishard and Erma M. Wishard, their heirs, executors, administrators and assigns, as follows, to wit: That they will not at any time hereafter, construct upon the lands hereinbefore described any buildings of any kind or description whatsoever, at a distance of less than thirty (30) feet from Altamont Drive, and that they will not construct or erect upon the lands hereinbefore described, any dwelling house which is of a value of less than two thousand dollars (\$2,000.00)."

"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 30 day of Nov. A.D. 19 83
at 3:15 o'clock P M, and duly
recorded in Vol. M83 of Deeds
Page 20522

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00