

31128

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GILBERT E. HARGREAVES and VICKIE J. HARGREAVES, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES M. WEATHERFORD and THERESE A. WEATHERFORD, 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 7, Block 1, FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

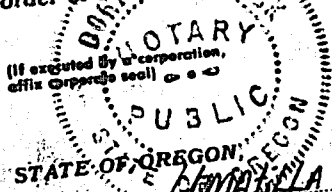
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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.

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 \$ 46,000.00.

However, the actual consideration consists of the property of value given or promised which is the whole consideration of the parties to the deed, and 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 28th 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.



Gilbert E. Hargreaves

Vickie J. Hargreaves

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.

Personally appeared \_\_\_\_\_, 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 \_\_\_\_\_

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: 10/13/85

Gilbert E. Hargreaves & Vickie J. Hargreaves

GRANTOR'S NAME AND ADDRESS  
James M. Weatherford & Therese A. Weatherford  
1775 Chinchilla Way  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

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, ss.

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 \_\_\_\_\_  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

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



SUBJECT TO:

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. Reservations and restrictions in Deed from Anna Simmers, widow of A. J. Simmers, to Herman L. Lofdahl, a single man, dated May 14, 1951, recorded July 13, 1951 in Volume 248, page 397, Deed Records of Klamath County, Oregon, as follows:  
"not more than two hogs shall be kept on said premises at any one time."  
Reservations and restrictions as contained in dedication of First Addition to Winema Gardens.
4. Building setback line 20 feet from street as shown on dedicated plat.
5. Utility easement as shown on dedicated plat, (Affects Northerly, Southerly and Easterly lot lines).
6. Reservations as contained in plat dedication to wit:  
"(1) A 20 foot building setback line along the front of all lots; (2) A 15 foot building setback on the street sideline of Lots 1 and 8, Block 1, Lots 1 8, 9, 16, Block 2, Lots 1, 2, 5 and 8, Block 3 and Lots 1, 6, 8 and 13, Block 4; (3) A 10 foot utility easement to be centered on the side lines of Lots 9 thru 16, Block 2 and Lots 1 thru 8, Block 1 as shown on annexed plat; (4) An 8 foot utility easement along the back of all lots unless otherwise indicated on annexed plat, said easements to be for future public utilities, drainage and sanitary sewers, said easement to provide ingress and egress for construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owner, should said construction or maintenance damage them; (5) Additional restrictions as provided in recorded protective covenants."
7. 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: March 11, 1975  
Recorded: March 11, 1975  
Volume: M75, page 2817, Microfilm Records of Klamath County, Oregon  
Amount: \$25,350.00  
Mortgagor: Ronald L. Snook and Debra J. Snook, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

Assumption Agreement, including the terms and provisions thereof, wherein Gilbert H. Hargreaves and Vickie J. Hargreaves agreed to assume and pay said Mortgage, recorded November 8, 1982 in Volume M82, page 14856, Microfilm Records of Klamath County, Oregon.

Said mortgage buyers agree to assume and pay in full.

*"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 1st day of Dec. A.D. 1983  
at 1:38 o'clock P M, and duly  
recorded in Vol. M83 of Deeds  
age 20569  
EVELYN BIEHN, County Clerk  
By [Signature] Deputy  
Fee 8.00