

32122

WARRANTY DEED  
MTC 13260-K  
GRANT H. RICHWINE and ANNA P. RICHWINE,

KNOW ALL MEN BY THESE PRESENTS, That GRANT H. RICHWINE and ANNA P. RICHWINE,  
husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYBURN C. ANTLEY  
and ODELLA M. ANTLEY, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 21 of OLD ORCHARD MANOR, 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,

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 \$ 32,000.00  
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 32,000.00~~  
~~the whole consideration paid for this transfer, stated in terms of dollars, is \$ 32,000.00~~  
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 3rd day of January, 19 84;  
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.

*[Signature]*  
Grant H. Richwine  
*[Signature]*  
Anna P. Richwine

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,  
County of Klamath ss.  
January 3, 1984

Personally appeared the above named  
Grant H. Richwine & Anna P. Richwine  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

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

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 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.

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Grant H. & Anna P. Richwine  
Circle D  
Mira Loma, CA 91752  
GRANTOR'S NAME AND ADDRESS

Rayburn C. Antley & Odella M. Antley  
1444 Patterson Street  
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.  
GRANTEE  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of \_\_\_\_\_  
I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_  
file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.  
By \_\_\_\_\_  
Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

SUBJECT TO:

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1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. Building setback line 20 feet from street as shown on dedicated plat.
3. Reservations and easements as reserved in plat dedication, to wit:  
"Dedicate, donate and convey to the public for public use forever the roads, irrigation laterals and irrigation drains on Old Orchard Manor as platted hereon, subject to building setback lines as shown on plat and to easement over all lots for future sewers. 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 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 construction, operation or care of such system or for lack of sufficient water for irrigation, liability of the operators of the Klamath Irrigation District being limited to furnishing water at established outlets of the U.S.R.S. Lateral."
4. Easement and right of way, including the terms and provisions thereof, granted to The California Oregon Power Company by instrument dated January 13, 1951 and recorded January 23, 1951 in Book 244, page 613, Deed Records of Klamath County, Oregon.
5. Declaration of Conditions and Restrictions, including the terms and provisions thereof, as set out in that certain instrument dated February 13, 1951 and recorded February 20, 1951 in Book 245, page 361, Deed Records of Klamath County, Oregon.
6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: August 23, 1982  
Recorded: August 27, 1982  
Volume: M82, page 11269, Microfilm Records of Klamath County, Oregon  
Amount: \$30,000.00  
Grantor: Grant H. Richwine and Anna P. Richwine, husband and wife  
Trustee: Mountain Title Company Inc.  
Beneficiary: Eleanora E. Staley  
(Grantees as they appear on the reverse of this Deed, agree to assume said Trust Deed 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 3rd day of Jan. A.D. 19 84  
at 3:13 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00