

32611

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED

Vol. 1385-K Page 909

KNOW ALL MEN BY THESE PRESENTS, That

ELLISON, husband and wife

ROBERT WILLIAM ELLISON and HAZEL J.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JAMES A. WOOD, JR.

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:

A parcel of land in the SW 1/4 of NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point where the Southerly right of way line of Climax Avenue intersects the Easterly right of way line of Ogden Street, thence East along said Southerly right of way line of Climax Avenue a distance of 129.43 feet to an iron pin. thence South 0° 28' East 72.91 feet to an iron pin; thence South 89° 10' West 129.42 feet to an iron pin, thence North along the Easterly right of way line of Ogden Street 73.43 feet to the point of beginning, said parcel being Parcel A of Minor Land Partition No. 80-105.

## 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 \$ 27,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration indicated herein. (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 16th day of January, 1984; 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)

Robert William Ellison

ROBERT WILLIAM ELLISON

Hazel J. Ellison

HAZEL J. ELLISON

STATE OF OREGON, County of

19

ss.

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

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:

STATE OF OREGON

County of Klamath

January 16, 1984

Personally appeared the above named

ROBERT WILLIAM ELLISON and

HAZEL J. ELLISON, husband and wife

and acknowledged the foregoing instru-

ment to be their

voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Mr. &amp; Mrs. Robert William Ellison

6040 Climax

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Mr. James A. Wood, Jr.

2025 Ogden

Klamath Falls, OR 97603

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

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/reel number

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

By

Recording Officer

Deputy

MOUNTAIN TITLE COMPANY INC

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Reservations and restrictions as contained in Deed from A. J. Simmers, et al to Loren Sharp, et ux, dated August 9, 1940, recorded August 12, 1940, in Volume 131, page 205, Deed Records of Klamath County, Oregon.
5. 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: March 18, 1976

Recorded: March 23, 1976

Volume: M76, page 4120, Microfilm Records of Klamath County, Oregon

Amount: \$14,000.00

Grantor: Robert William Ellison and Hazel J. Ellison, husband and wife

Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon  
(Affects Parcels 1 and 2)

A Partial Reconveyance was recorded March 4, 1981, in Volume M81, page 3771, Microfilm Records of Klamath County, Oregon. (Affects Parcel 2)

The Grantee named herein hereby agrees to assume and pay the above described Trust Deed.

6. Variance No. 81-2 approving Minor Land Partition No. 80-105 was recorded March 3, 1981, in Volume M81, page 3642, Microfilm Records 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."

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 17th day of Jan A.D. 19 84  
at 10:32 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
page 909

**EVELYN BIEHN, County Clerk**

By Ram Smith Deputy

Fee 8.00