

32980

WARRANTY DEED

Vol. 184 Page 1471

and wife

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. HOLMES and BETTY S. HOLMES, husband

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
MARGARET E. GOAKEY

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 21 in Block 2, TRACT NO. 1158, THIRD ADDITION TO EAST HILLS ESTATES, 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 \$ 13,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) or the sentence between the symbols is not applicable, should be deleted. (SEE CASES 11300)

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 26th 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.

(If executed by a corporation, affix corporate seal)

James E. Holmes

Betty S. Holmes

STATE OF OREGON,

County of Klamath

1-26

19

STATE OF OREGON, County of) 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

James E. & Betty S. Holmes

GRANTOR'S NAME AND ADDRESS

Margaret E. Goakey
6712 Amber Ave.
Klamath Falls, Oregon 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,

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

MOUNTAIN TITLE COMPANY INC.

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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Basin View Drainage District.
4. Reservations and restrictions as contained in plat dedication, to wit:
 "said plat subject to: (1) Easements for future public utilities, drainage and television cable as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities, drainage and television cable. (2) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said drainage district. (3) Building setbacks along the streets are as follows: 15 feet in Block 1 and 20 feet in Block 2. (4) All easement and reservations of record and additional restrictions as provided in any recorded protective covenants."
5. Declaration of Conditions and restrictions for Tract 1158, Third Addition to East Hills Estates, recorded in Volume M79, page 13704, Microfilm Records of Klamath County, Oregon.
6. 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 26th day of Jan A.D. 19 84
 at 4:34 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