

32981

WARRANTY DEED

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husband and wife

KNOW ALL MEN BY THESE PRESENTS, That JIM E. HOLMES and BETTY SPRING HOLMES,

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 15, Block 4, SECOND ADDITION TO MOYINA, 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,

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 \$ 55,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). These are: ~~the same as above stated, to-wit: Lot 15, Block 4, SECOND ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.~~

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, 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)

Jim E. Holmes

Betty Spring Holmes

STATE OF OREGON, County of Klamath, 1984 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: 7/13/85

Notary Public for Oregon

My commission expires:

Jim E. Holmes & Betty Spring 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, ss.

County of

I certify that the within instrument was received for record on the day of 1984,

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

1474

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. Right of Way, including the terms and provisions thereof, recorded April 5, 1940 in Volume 128, page 267 and June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon.
To: The California Oregon Power Company
For: Transmission line
Affects: No location given
4. Utility easements as shown on dedicated plat. (Affects portions along side lot lines).
5. Restrictions and easements contained in plat dedication, to wit:
"A 20 foot building setback line on all fronting streets and a 15 foot building setback on all side line streets, public utilities easements as shown on annexed plat, total height of a building is limited to 18 feet above the top of the foundation."
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: December 30, 1968
Recorded: January 22, 1969
Volume: M69, page 540, Microfilm Records of Klamath County, Oregon
Amount: \$15,800.00
Grantor: James E. Holmes, aka Jim E. Holmes and Betty Spring Holmes
Trustee: William Ganong
Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon

The grantees as they appear on the reverse of this document agree to assume and to pay said Trust Deed in full.
7. 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