

33691

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAKE VAN PELT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE W. CUNINGHAM and ANDI CUNINGHAM, husband and wife, hereinafter called 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 9, Block 4, FIRST ADDITION TO MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk 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."

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

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 \$47,500.00

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 6th day of February, 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)

Jake Van Pelt
JAKE VAN PELT

STATE OF OREGON,
County of Marion } ss.
February 6, 1984

STATE OF OREGON, County of Marion } ss.
February 6, 1984

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named JAKE VAN PELT and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: _____
Notary Public for Oregon
My commission expires: 6-16-85

Jake Van Pelt
2000 N. Pacific Hwy.
Woodburn, OR 97071
GRANTOR'S NAME AND ADDRESS
Mr. & Mrs. George W. Cunningham
1102 S. Flintridge Dr.
Santa Ana, CA 92704
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, } 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. Reservations and restrictions as contained in plat dedication of First Addition to Moyina Manor:
"said plat subject to: (1) easements for future public utilities as shown on the annexed plat, (2) building set-back lines as shown on the annexed plat, (3) all easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
4. Subject to an 8 foot utility easement along North lot line as shown on dedicated plat.
5. Subject to a 20 foot building setback from Valhalla Avenue as shown on dedicated plat.
6. Trust Deed, including the terms and provisions thereof, to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: November 22, 1972

Recorded: November 22, 1972

Volume: M72, page 13562. Microfilm Records of Klamath County, Oregon

Amount: \$24,000.00

Grantor: Thomas M. Watson and Elaine S. Watson, husband and wife

Trustee: Klamath County Title Company

Beneficiary: First National Bank of Oregon

The Grantees named herein do hereby agree to assume and pay the above described Trust Deed as of the date of this Warranty Deed.

7. 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: October 8, 1983

Recorded: October 19, 1983

Volume: M83, page 18010, Microfilm Records of Klamath County, Oregon

Amount: \$15,700.00

Grantor: Jake Van Pelt

Trustee: Capital Title Company

Beneficiary: James L. Jones and Virginia A. Jones, husband and wife

The Grantees named herein do hereby agree to assume and pay the above described Trust Deed as of the date of this Warranty Deed.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 17th day of Feb. A.D. 19 84

at 4:39 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