

34074

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WESLEY E. WILLIAMS and MARILYN J. WILLIAMS, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STANLEY J. NEITLING
and MARY V. NEITLING, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2, Block 5, PINE GROVE PONDEROSA, 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 \$ 28,500.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (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 1st day of March, 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)

Wesley E. Williams
Wesley E. Williams

Marilyn J. Williams
Marilyn J. Williams

STATE OF OREGON, County of Klamath, ss.
March 1, 19 84.

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 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:

Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

STATE OF OREGON,
County of Klamath, ss.
March 1, 19 84.

Personally appeared the above named Wesley E. Williams and Marilyn J. Williams, and acknowledged the foregoing instrument to be their voluntary act and deed.

Brigitte M. Stelle
Notary Public for Oregon
My commission expires: 7-13-85
(OFFICIAL SEAL)

Wesley E. Williams & Marilyn J. Williams

GRANTOR'S NAME AND ADDRESS

Stanley J. Neitling & Mary V. Neitling
235 North 3rd Street
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 _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/record number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

SUBJECT TO:

1. Restrictions and easements as contained in plat dedication, to wit:
"(1) A 25 foot building set-back line along all streets, (2) A 16 foot public utilities easement centered on the back of all lots in Blocks 2 and 5, and a 16 foot public utilities easement along the back lot lines of all lots in Blocks 1, 3, 4 and 6, (3) Additional restrictions as provided in any recorded protective covenants."
2. Utility easement 16 feet centered on line between Lots 1 and 2 as shown on dedicated plat.
3. Easement and right of way, including the terms and provisions thereof, conveyed by Judson G. Goble Estate by Lloyd J. Goble, administrator, to the Pacific Telephone and Telegraph Company, a California corporation, recorded August 1, 1942 in Volume 149 at page 144, Deed Records of Klamath County, Oregon. (Blanket easement)
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded December 12, 1966 in Volume M66, page 12403, Microfilm Records of Klamath County, Oregon.
5. 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 2nd day of March A.D. 19 84
at 11:30 o'clock 1 M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk
By [Signature] Deputy
Fee 8.00