

34512

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

MAX D. RALLS and LILLIAN M. RALLS,

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

DALE W. KEY and VERYL J. KEY, 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 6, Block 9, FIRST ADDITION TO CYPRESS VILLA, 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

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 \$ 50,000.00

However, the actual consideration consists of or includes other property or value given by the grantee, which is described in the body of this deed.

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 31 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)

X. Max D. Ralls  
MAX D. RALLSX. Lillian M. Ralls  
LILLIAN M. RALLSSTATE OF OREGON, County of Josephine ) ss.  
March 1, 19 84

Personally appeared \_\_\_\_\_ and

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 \_\_\_\_\_ ss.

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.

Recording Officer

By \_\_\_\_\_ Deputy

STATE OF OREGON,

County of Josephine ) ss.  
March 1, 19 84Personally appeared the above named  
MAX D. RALLS and LILLIAN M. RALLS,  
husband and wifeand acknowledged the foregoing instrument to be their  
voluntary act and deed.(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 7/17/87Mr. & Mrs. Max D. Ralls  
912 Kings WayGrants Pass, OR 97526  
GRANTOR'S NAME AND ADDRESS

Mr. &amp; Mrs. Dale W. Key

P.O. Box 742  
Klamath Falls, OR 97601  
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

MOUNTAIN TITLE COMPANY INC

- continued from the reverse side of this deed -

512AC  
4226

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 Klamath Project and Klamath Irrigation District.
4. A 20 foot building setback from street as shown on annexed plat.
5. Reservations as contained in plat dedication, to wit:  
"Subject to the following restrictions: 16 foot easements for future public utilities as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities; building setback lines as shown on the annexed plat; no changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; additional restrictions as provided in the recorded protective covenants. We further dedicate and convey to the public, easements for the construction and maintenance of irrigation ditches as shown on said plat."
6. A 16 foot utility easement over the rear of lot and along Northeasterly lot line as shown on dedicated plat.
7. Conditions imposed by the Klamath Irrigation District as shown on the plat and in the dedication of First Addition to Cypress Villa.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 15 day of March A.D. 19 84  
at 3:04 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