

34938

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

ARTHUR P. DOMINGOS and JOAN DOMINGOS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STANLEY J. WLODARCZYK and PAULINE WLODARCZYK, 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 3, Block 9, SUN FOREST ESTATES, TRACT 1060, 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 \$4,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$4,000.00. (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 26th day of March, 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)



OFFICIAL SEAL
RAYMOND DAVID YOUNG
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
MARIN COUNTY
MY COMMISSION EXPIRES FEB 9 1985

STATE OF OREGON, CALIFORNIA } ss.
County of Marin
March 26, 1984

X Arthur P. Domingos
ARTHUR P. DOMINGOS

X Joan Domingos
JOAN DOMINGOS

Each of the above named Arthur P. Domingos and Joan Domingos, 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

Personally appeared the above named ARTHUR P. DOMINGOS and JOAN DOMINGOS

and acknowledged the foregoing instrument to me, Notary Public for Oregon, as the true and correct act and deed of the above named Arthur P. Domingos and Joan Domingos.

OFFICIAL SEAL
RAYMOND DAVID YOUNG
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
MARIN COUNTY
MY COMMISSION EXPIRES FEB 9 1985

February 9, 1985

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Arthur P. & Joan Domingos
530 Sunset Pky.
Novato, CA 94947
GRANTOR'S NAME AND ADDRESS
Stanley J. & Pauline T. Wlodarczyk
530 Sunset Pky.
Novato, CA 94947
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,

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.

By Recording Officer Deputy

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

4990

SUBJECT TO:

1. Restrictions as contained in plat dedication, to wit:
"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."
2. An easement created by instrument, including the terms and provisions thereof, Recorded: October 9, 1951
Volume: 250, page 282, Deed Records of Klamath County, Oregon
In favor of: United States of America
For: Transmission line (Blanket easement)
3. Easement, including the terms and provisions thereof, given by Jack C. Ecoff to United States of America, dated June 12, 1972, recorded in June 30, 1972, in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.
4. Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972, in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
5. 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 September 9, 1972, in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 29th day of March A.D. 19 84
at 1:29 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00