

35057

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That SCOTT M. WATTERS and THERESA J. WATTERS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM L. ST. JOHN and LOIS L. ST. JOHN, 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: Beginning at a point on the Southerly line of Lot 2A of HOMEDALE, which point is 93.8 feet East of the most Westerly corner thereof; thence Easterly along the Southerly line of said Lot 2A a distance of 80 feet; thence North 33° 37' East a distance of 129.03 feet; thence North 43° 30' West a distance of 80 feet to the Northeast corner of that parcel of land conveyed to C. E. McClellan, et ux, by deed dated February 21, 1959 and recorded March 10, 1959 in Volume 310, page 423, Deed Records of Klamath County, Oregon; thence South 33° 37' West a distance of 129.03 feet, more or less to the place of beginning.

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 shown 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 \$ 38,000.00. 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 23rd 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.

Scott M. Watters
Scott M. Watters

Theresa J. Watters
Theresa J. Watters

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath ss.
March 23, 1984

Personally appeared the above named Scott M. Watters and Theresa J. Watters and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: 7/13/85

(OFFICIAL SEAL)

STATE OF OREGON, County of ss.

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: *[Signature]*
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Scott M. & Theresa J. Watters

GRANTOR'S NAME AND ADDRESS

William L. & Lois L. St. John
5251 Walton Drive
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,

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 as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By *[Signature]* Recording Officer Deputy

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. 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 9, 1977

Recorded: December 12, 1977

Volume: M77, page 24032, Microfilm Records of Klamath County, Oregon

Amount: \$26,950.00

Grantor: Scott M. Watters and Theresa J. Watters, husband and wife

Trustee: Transamerica Title Insurance Co.

Beneficiary: First National Bank of Oregon

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

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 April A.D. 1984
 at 1:57 o'clock P M, and duly
 recorded in Vol. M84 of Deeds

Page 5229

EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 8.00