

35673

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FILOMENA C. POWERS

Vol. 184

Page

6397

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS O. ANDERSEN and DONNA J. ANDERSEN, 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 21, Block 6, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Westerly 5 feet thereof conveyed to Klamath County for road purposes by instrument recorded June 25, 1965, in Volume 362, page 460, Deed Records 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 \$ 32,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.~~ (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 9th day of April, 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.

X Filomena C. Powers
FILOMENA C. POWERS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON CALIFORNIA

County of Los Angeles } ss.
April 9, 1984

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the secretary of _____

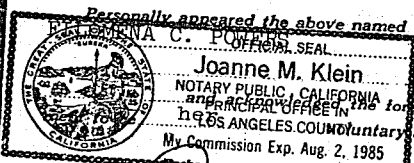
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)



Joanne M. Klein

NOTARY PUBLIC, CALIFORNIA

PRINCIPAL OFFICE IN

1985 ANGELES COUNTY

My Commission Exp. Aug. 2, 1985

(OFFICIAL SEAL)

Notary Public for CALIF.

My commission expires: August 2, 1985

Filomena C. Powers

985 N. Mentor Ave.

Pasadena, CA 91104

GRANTOR'S NAME AND ADDRESS

Thomas O. & Donna J. Andersen

1777 Cary Street

Klamath Falls, OR 97603

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/roll number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

Recording Officer

Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
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 Enterprise Irrigation District.
4. Reservations and restrictions, including the terms and provisions thereof, wherein C. C. Lewis, ut ux is Grantor and T. E. Sheehy is Grantee, as disclosed by instrument dated December 18, 1940, and recorded April 10, 1944, in Volume 164, page 18, Deed Records of Klamath County, Oregon, to wit:
"Excepting and reserving to the first parties, their heirs, and assigns, the right at any time to construct, build, and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises and to keep and maintain the same. Said right to be for the benefit of the lands and premises adjoining the above described land."
5. Real Estate Contract, including the terms and provisions thereof, dated September 22, 1981, recorded September 23, 1981, in Volume M81, page 17008, Microfilm Records of Klamath County, Oregon.
Vendor: Donald M. Sheehy and Mildred A. Sheehy, husband and wife
Vendee: Lawson S. Powers and Filomena C. Powers, husband and wife

The Grantees named herein do not agree to assume and pay the above described Contract and the Grantors have agreed to hold Grantees harmless therefrom.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 18th day of April A.D. 19 84
at 10:37 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 6397

EVELYN BIEHN, County Clerk

By Ram Smith Deputy

Fee 8.00