

36593

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LESLIE G. CARPER and GENEVA F. CARPER,
husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FOREST W. COX and
VIRGINIA COX, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

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, and those of record and 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 \$ 22,500.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole part of the consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.030.)

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 7th 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.

(If executed by a corporation,
affix corporate seal)

Leslie G. Carper
Leslie G. Carper

Geneva F. Carper
Geneva F. Carper

STATE OF OREGON,
County of Klamath } ss.
4-27, 19 84.

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

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 _____

ment to be _____ and acknowledged the foregoing instru-
their

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon
My commission expires: _____

DEPOSITED TO THE CREDIT OF

FIRST INTERSTATE BANK OF OREGON, N.A.
BRANCH NO. _____

Notary Public for Oregon
My commission expires: _____

(OFFICIAL
SEAL)

Leslie G. Carper & Geneva F. Carper
204 Cascade Dr. Sp #53
Lebanon, OR 97355
GRANTOR'S NAME AND ADDRESS

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19 _____

SPACE RESERVED
FOR
RECORDER'S USE

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

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

MOUNTAIN TITLE COMPANY INC.

DESCRIPTION

Lot 15, of Block 6, in WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with an undivided 1/88 interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34, South, Range 7 East of the Willamette Meridian, and running; thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

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. Reservations as set forth in Land Status Report recorded December 22, 1958 in Book 308, page 129, Deed Records of Klamath County, Oregon, to wit:
"The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same, so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."
3. Reservations and restrictions as contained in plat dedication to Woodland Park: "Subject to: (1) a public utility easement 16 feet in width along the back and sideline of all lots except on the interior lots where said 16 foot easement will be centered on the back and sideline; (2) a 20 foot building setback along the front of all lots; (3) all easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

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:ss
I hereby certify that the within instrument was received and filed for record on the 15 day of May A.D., 1984 at 11:52 o'clock A. M, and duly recorded in Vol M84, of Deeds on page 7981.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK
by: Pam Smith, Deputy