

37432

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED

Vol. 184 Page 9458

KNOW ALL MEN BY THESE PRESENTS, That BARBARA DIANNE ELLIOTT, who acquired title as Barbara Dianne Grow hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NEIL B. DREW 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:

PARCEL 1: Lot 4 in Block 5, TRACT NO. 1117, FIRST ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: The N $\frac{1}{2}$ of Lots 5 and 6, Block 18, NORTH KLAMATH FALLS, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 127,500.00.

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 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 5th day of June, 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)

Barbara Dianne Elliott
Barbara Dianne Elliott

STATE OF OREGON,

County of Klamath

1984

Personally appeared the above named Barbara Dianne Elliott

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 7/13/85

Barbara Dianne Elliott

STATE OF OREGON, County of

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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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

Neil B. Drew

450 Fulton
Klamath Falls, Or 97601

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 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

8312
SUBJECT TO:

9459

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Basin View Drainage District. (Parcel 1)
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District. (Parcel 1)
3. Reservations and restrictions as contained in plat dedication, to wit:
"(1) Easements for future public utilities and drainage as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities and drainage; (2) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said drainage district; (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants." (Parcel 1)
4. A 25 foot building setback line from Dawn Court and a 20 foot building setback line from Kimberly Drive, as shown on dedicated plat. (Parcel 1)
5. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded March 31, 1976 in Volume M76, page 4517, Microfilm Records of Klamath County, Oregon. (Parcel 1)
6. 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: March 31, 1976
Recorded: April 16, 1976
Volume: M76, page 5582, Microfilm Records of Klamath County, Oregon
Amount: \$66,800.00
Grantor: Richard Grow and Barbara Grow, husband and wife
Trustee: D. L. Hoots
Beneficiary: Security Savings and Loan Association, an Oregon corporation

Assignment of Rentals recorded April 16, 1976 in Volume M76, page 5587, Microfilm Records of Klamath County, Oregon, to Security Savings and Loan Association, an Oregon corporation of Klamath Falls, Oregon, given as additional security to the Trust Deed shown above. (Parcel 1)
7. Financing Statement, filed April 16, 1976 under County Clerk's File No. 12683, by Richard Grow and Barbara Grow, husband and wife, to Security Savings and Loan Association. (Parcel 1)
8. 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: May 2, 1977
Recorded: May 6, 1977
Volume: M77, page 7875, Microfilm Records of Klamath County, Oregon
Amount: \$32,400.00
Grantor: Richard G. Grow and Barbara D. Grow, husband and wife
Trustee: D. L. Hoots
Beneficiary: Security Savings and Loan Association
(Affects Parcel 2)

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 5th day of June A.D., 1984 at 4:13 o'clock P M, and duly recorded in Vol M84, of Deeds on page 9458.

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy

Fee: \$ 8.00