

37741

M72-13-113  
WARRANTY DEED

Vol. 1484 Page 9983

**KNOW ALL MEN BY THESE PRESENTS, That** I. J. MC WHERTER and PATRICIA A. MC WHERTER, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
BRUCE M. STRAMPE and SUSAN R. STRAMPE, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9, Block 1, TRACT NO. 1088, FERNDAL, 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

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 \$ 46,000.00

However, the actual consideration conveyed by this deed is not to be taken as the consideration for the purposes of the recording laws of this state. (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 11th 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.

X I. J. McWherter  
I. J. MC WHERTER

X Patricia A. McWherter  
PATRICIA A. MC WHERTER  
OF OREGON, County of \_\_\_\_\_ ) ss.

State of California )  
County of Yolo ) ss.

On this 11th day of June, in the year 84, before me, W. J. Hester  
a Notary Public, State of California duly commissioned and sworn, personally  
appeared I. J. & Patricia McWherter, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged  
that they executed it.

NOTARY PUBLIC -  
PRINCIPAL OFFICE IN  
YOLo COUNTY  
My Commission Expires September 30, 1986

W. J. Hester  
Notary Public, State of California

My Commission expires 9-30-86

I. J. and Patricia A. McWherter  
1712 W. Maramount Drive  
Woodland, CA 95695  
GRANTOR'S NAME AND ADDRESS

Bruce Michael & Susan Rae Strampe  
5581 Bartlett  
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 instru-  
ment 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

- continued from the reverse side of this deed -

9984

SUBJECT TO:

1. A 25 foot building setback from Bartlett Avenue, as shown on dedicated plat.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Utility easement along the rear 16 feet and the Westerly 5 feet of lot, as shown on dedicated plat.
4. Reservations 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; Easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress with any plantings or structures placed thereon by the lot owner to be at his own risk; Additional restrictions as provided in any recorded protective covenants."
5. Note and Mortgage. including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: November 4, 1975

Recorded: November 7, 1975

Volume: M75, page 13980, Microfilm Records of Klamath County, Oregon

Amount: \$26,480.00

Mortgagor: Joseph Steven McBride and Linda E. McBride, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M33804)

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 14th day of June A.D., 19 84 at 1:59 o'clock P M, and duly recorded in Vol M84, of Deeds on page 9983.

EVELYN BIEHN, COUNTY CLERK

Fee: \$ 8.00

by: Ram Smith, Deputy