

38112

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

DAVID W. SEUTTER and MARJORIE J. SEUTTER,

husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICK D. SMITH and
 BARBARA J. SMITH, 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:

Lot 12, Block 4, TRACT 1153, SECOND ADDITION TO PINE GROVE PONDEROSA, 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 \$ 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 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 25 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)

STATE OF OREGON,

County of Klamath

June 25, 1984

Personally appeared the above named

David W. Seutter and

Marjorie J. Seutter

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

David W. Seutter

Marjorie J. Seutter

STATE OF OREGON, County of

19

) ss.

Personally appeared

and

who, being duly sworn,
 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 be-
 half 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)

David W. & Marjorie J. Seutter

GRANTOR'S NAME AND ADDRESS

Rick D. & Barbara J. Smith

5033 Southview

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

STATE OF OREGON,

County of

) ss.

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

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.

SUBJECT TO:

1. An easement, including the terms and provisions thereof, granted to The Pacific Telephone and Telegraph Company, a California corporation, by instrument recorded August 1, 1942 in Volume 149, at page 43, Deed Records of Klamath County, Oregon.
(Affects W $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$)
2. Right of Way Easement, including the terms and provisions thereof, granted to The California Oregon Power Company, a California corporation, recorded December 16, 1957 in Volume 296, page 276, Deed Records of Klamath County, Oregon.
(Affects W $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$)
3. Right of Way granted to Pacific Power and Light Company, a Maine corporation, recorded February 18, 1965 in Volume 359 at page 380, Deed Records of Klamath County, Oregon.
(Affects W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$)
4. Reservations, restrictions and easements as contained in plat dedication, to wit:
"Said plat subject to: (1) All easements as shown on the annexed plat, for public utilities, T.V. and drainage, (2) Building set-backs applicable to the subdivision and zoning ordinances presently in effect, (3) Additional restrictions as provided in any recorded protective covenants."
5. Covenants, conditions and restrictions, including the terms and provisions thereof, recorded January 23, 1978 in Volume M78, page 1386, Microfilm Records of Klamath County, Oregon.
6. Subject to a 16 foot utility easement over the East lot line as shown on dedicated plat.

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 26 day of June A.D. 19 84
at 10:16 o'clock A. M. and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By Ron Smith Deputy

Fee 8.00