

38267

WARRANTY DEED

Vol. 1484 Page 10968

KNOW ALL MEN BY THESE PRESENTS, That DICK E. BRADETICH and KAREN BRADETICH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. VALENTA

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:

A tract of land situated in the NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of Oxbow Street, said point being South 23° 18' 30" West a distance of 260.00 feet from the Northeast corner of GRACE PARK, as shown on the duly recorded plat thereof; thence South 66° 11' 30" East at right angles to said Oxbow Street a distance of 120.00 feet; thence South 23° 18' 30" West a distance of 85.58 feet; thence North 59° 24' 30" West a distance of 123.89 feet to the Easterly line of said Oxbow Street; thence on an arc for a 169° curve to the left (central angle is 7° 17')

MOUNTAIN TITLE COMPANY INC.

a distance of 45.52 feet; thence North 23° 18' 30" East a distance of 24.48 feet to the point of beginning.

- 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

and that 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 \$ 38,000.00

~~HOWEVER, THE ACTUAL CONSIDERATION CONSISTS OF OR INCLUDES OTHER PROPERTY AND VALUE WHICH ARE DESCRIBED BY THE REVERSE OF THIS DEED.~~ (The sentence between the symbols ~~①~~, 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 25th 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)

DICK E. BRADETICH

KAREN BRADETICH

STATE OF OREGON County of BONNER) ss.

JUNE 25, 1984

Personally appeared DICK E. and KAREN BRADETICH 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

a corporation, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, BONNER) ss.
County of Klamath
JUNE 25, 1984

Personally appeared the above named DICK E. BRADETICH and KAREN BRADETICH, husband and wife

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon IDAHO
My commission expires: LIFE

Dick E. & Karen Bradetich

Rt. 2 Box 339
Spangle, ID 83860

GRANTOR'S NAME AND ADDRESS

James A. Valenta

3413 Oxbow
Klamath Falls, OR 97601

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,) ss.

County of

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/record number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By 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 Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M66, page 5642, Microfilm Records of Klamath County, Oregon.
6. An 8 foot utility easement along Easterly side of the above described property as recorded in Volume M71, page 103, Microfilm Records of Klamath County, Oregon.
7. 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: June 7, 1978

Recorded: June 7, 1978

Volume: M78, page 12143, Microfilm Records of Klamath County, Oregon

Amount: \$29,000.00

Grantor: Dick E. Bradetich and Karen Bradetich, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association, Klamath Falls, Oregon

The Grantees named above hereby agree to assume and pay the above described Trust Deed as of the date of this deed.

"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 29 day of June A.D., 19 84 at 11:02 o'clock A M, and duly recorded in Vol M84, of Deeds on page 10968.

EVELYN BIEHN, COUNTY CLERK

Fee: \$8.00

by: Pam Smith, Deputy