

MOUNTAIN TITLE COMPANY INC.

38790

MTC-135874
WARRANTY DEED

Vol. 1284 Page 11846

KNOW ALL MEN BY THESE PRESENTS, That Calvin E. Pierce and Janet R. Pierce
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert E. Ormsby
and Regina K. Ormsby, 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 19, Block 1, KELENE GARDENS, according to the official plat thereof on file in
the offoci 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 those
stated on the reverse of this document and those apparent upon the land as of the
date of this conveyance

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 \$ 45,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 13 day of July, 19 84;
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)

Calvin E. Pierce
Calvin E. Pierce

Janet R. Pierce
Janet R. Pierce

STATE OF OREGON,)
County of Klamath) ss.
July 13, 19 84

STATE OF OREGON, County of) ss.
19

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

Personally appeared the above named
Calvin E. Pierce and Janet
R. Pierce
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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 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: 7/13/85

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Calvin E. & Janet R. Pierce

GRANTOR'S NAME AND ADDRESS

Robert E. & Regina K. Ormsby
4636 Larry Place
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of
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/roll number
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By

Recording Officer
Deputy

Subject to:

1. Taxes for the fiscal year 1984-1985, a lien not yet due and payable.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. Warranty Clearance Easement from Ronald E. Phair and Lorrayne Phair, husband and wife to United States of America, recorded July 16, 1964 in Volume 354, page 499, Deed Records of Klamath County, Oregon.
6. Building setback line 20 feet from street as shown on dedicated plat.
7. Utility easement as shown on dedicated plat. (Affects rear 15 feet)
8. Covenants, conditions and restrictions as reserved in plat dedication, to wit: "1. Building setback lines as shown on annexed plat. 2. Utility easements as shown on the annexed plat for all present and future public utilities and perpetual right of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance of said utilities with no structures being permitted thereon and any planting being placed thereon at the risk of the owner. 3. The use of the land is for residential purposes only and is limited to one residential building per lot. 4. Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority Specifications. 5. Additional restrictions as provided in the recorded protective covenants. No changes will be made in present irrigation and/or drain ditches."
9. Covenants, 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 October 14, 1959 in Volume 316, page 445, Deed Records of Klamath County, Oregon.
10. Real Estate Contract, including the terms and provisions thereof,
Dated: August 30, 1983
Recorded: September 1, 1983
Volume: M83, page 14920, Microfilm Records of Klamath County, Oregon
Vendor: State of Oregon, represented and acting by the Director of Veterans' Affairs
Vendee: Calvin E. Pierce and Janet R. Pierce, husband and wife

The within named Grantee's do hereby assume and agree to pay the above contract of sale.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 13 day of July A.D., 19 84 at 1:47 o'clock P M, and duly recorded in Vol M84, of Deeds on page 11846.

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy

Fee: \$ 8.00