

40330

MOUNTAIN TITLE COMPANY INC.

Vol. 14462

Page 14462

KNOW ALL MEN BY THESE PRESENTS, That LOIS J. PENGGRAPH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 JOE L. STONE and MARION M. STONE, 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 35, LANDIS PARK, 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 \$5,000.00

PROVIDED, THE SIGNED CONSIDERATION OF GRANTOR OF GRANTOR'S PROPERTY OF VALUE GIVEN OR PROMISED TO THE  
 GRANTOR (THE WHOLE PART OF THE)

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 17th day of August, 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)

LOIS J. PENGGRAPH

*Lois J. Penggraph*

STATE OF OREGON

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

County of Klamath

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 \_\_\_\_\_

LOIS J. PENGGRAPH

and acknowledged the foregoing instru-  
 ment to be her \_\_\_\_\_ voluntary act and deed.

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.

(OFFICIAL  
 SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

(OFFICIAL  
 SEAL)

Lois J. Penggraph

2544 Union #20  
 Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Joe L. & Marion M. Stone  
 Box 250 Harrison Rd.  
 Klamath Falls, OR 97601

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.

Recording Officer

By \_\_\_\_\_ Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath 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. Building setback line 20 feet from Summers Lane.
5. Easement on rear lot line as shown on dedicated plat.
6. Reservations and restrictions as contained in plat dedication, to wit:  
"hereby dedicated, donate, convey to the public for public use forever, the roads, irrigation lateral, and drain together with the service irrigation laterals, shown and service drains shown in LANDIS PARK as platted hereon, subject to setback line as shown on plat and easements over all lots for future sewers. This plat is approved subject to the following conditions:  
1. The owners of the land in this subdivision, their heirs and assigns in whom title may be vested shall always, at their own expense property maintain and operate such system. 2. The Klamath Irrigation District, its successors and assigns and the United States, person, firm, or corporation operation the Irrigation Works of the Klamath Irrigation District, shall never be liable for damage caused by improper constructions, operation, or care of such system or for lack of sufficient water for irrigation, liability of the operators of the Klamath Irrigation District being limited to furnishing water at established outlets of the U.S.R.S. Lateral."
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, on said property in the original face amount of \$40,000.00 executed by Grantors herein on December 15, 1983, in favor of Town & Country Mortgage, Inc., an Oregon corporation whose interest was assigned by instrument dated December 20, 1983 to Peoples Mortgage Company, a Washington corporation as security for a loan guaranteed (or insured) by the Administrator of Veterans Affairs under 38 U.S. Code 1810, as amended, said Trust Deed being recorded on December 20, 1983, in Volume M83, page 21693, Microfilm Records of Klamath County, Oregon, upon which loan there is an unpaid indebtedness which the said grantees hereby assume and agree to pay as part of the purchase price; and grantees also hereby assume all obligations of Lois J. Pengraph, an unmarried woman under the terms of the instruments creating and securing the loan described above to indemnify the Administrator of Veterans Affairs to the extent of any claim paid because of the guaranty or insurance of said loan.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 22 day of August A.D. 19 84  
at 10:49 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
Page 14462

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00