

40368

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

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14556

KNOW ALL MEN BY THESE PRESENTS, That DENT, husband and wife CALVIN J. DENT and CLARA M. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANTHONY D. GONZALES, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Tract 44 of CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northernly 30 feet thereof.

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 or those of record or 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 \$ 22,300.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,300.00. (The actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,300.00.)

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 22 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)

Calvin J. Dent

Clara M. Dent

STATE OF OREGON,

County of Klamath

August 22, 1984

STATE OF OREGON, County of

Personally appeared

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 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:

Notary Public for Oregon

My commission expires: 2/17/88

Calvin J. & Clara M. Dent

GRANTOR'S NAME AND ADDRESS
Anthony D. & Jeanine W. Gonzales
5651 Delaware
Klamath Falls, OR 97603

After recording return to:
GRANTEE

NAME, ADDRESS, ZIP

GRANTEE

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

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/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:

- 14557
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 South Suburban Sanitary District.
 3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
 4. Reservations and restrictions as contained in Deed recorded September 27, 1946 in Deed Volume 196, page 255, from F. C. Adams and Gladys T. Adams, his wife to G. H. Hancock and Eleanor B. Hancock, husband and wife, to wit:
"Subject to all right of way and easements of the Enterprise Irrigation District and subject to the right of the grantors, their heirs and assigns, to construct and maintain on and across the said premises for the purposes of constructing and maintaining such ditches and right to enter upon said premises for the purposes of constructing and maintaining said ditches, together with all and singular tenements, heritaments and appurtenances thereto belonging or in anywise appertaining and also their estate, right, title and interest in and to the same, including dower and claim of dower; this conveyance, however, is made with further consideration that the grantee, heirs or assigns will not use the premises for other than residential purposes and will not construct nor erect any residence on the said premises, the first cost of which shall be less than \$1000.00; and any violation of such covenant will work a forfeiture of the estate of the grantee, his heirs or assigns in and to the said premises and shall rest in the grantors, their heirs or assigns, the right to re-enter the said premises and their former estate therein."
 5. 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: November 3, 1977
Recorded: November 3, 1977
Volume: M77, page 21182, Microfilm Records of Klamath County, Oregon
Amount: \$19,600.00
Grantor: Calvin J. Dent and Clara M. Dent, husband and wife
Trustee: William L. Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association, Klamath Falls, Oregon

The grantees as they appear on the reverse of this deed, agree to assume said Trust Deed and to pay said Trust Deed in full.

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 22 day of August A.D. 19 84
at 2:33 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By Sam Smith Deputy

Fee 8.00