

40559

WARRANTY DEED

GARY L. RAMSEY and BARBARA L. RAMSEY,

husband and wife

KNOW ALL MEN BY THESE PRESENTS, That hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS H. VEILLEUX and JACQUELINE L. VEILLEUX, 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:

Lot 10, Block 1, KENO HILLSIDE ACRES, 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 \$ 83,115.00. (The sentence between the symbols 0, 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 28th 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)

STATE OF OREGON

County of Klamath

August 28, 1984

Personally appeared the above named GARY L. RAMSEY and BARBARA L. RAMSEY

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Gary L. Ramsey and Barbara L. Ramsey

3407 Trumpeter Dr.  
Mt. Vernon, WA 98273

GRANTOR'S NAME AND ADDRESS

Thomas H. Veilleux and Jacqueline L. Veilleux

11105 Mesa Court  
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

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

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.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

14861

- continued from the reverse side of this deed -

14862

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. A 25 foot building setback from all street sides.
3. A 15 foot drain easement along Northerly side of lot.
4. Subject to covenants, conditions, and restrictions as shown on dedicated plat.
5. Conditions and restrictions as contained in deed recorded June 21, 1973, in Volume M73, page 7803, Microfilm Records of Klamath County, Oregon, from Piney Woods Land and Development Company, an Oregon corporation to Sam B. Davis, to wit:  
"Covenant running with the land in recognition of the fact that certain of the surrounding property adjacent to these parcels or property adjacent to these parcels of property which are the subject matter hereof, are generally used for agricultural purposes. Grantee, his heirs, successors, and assigns, shall not interfere with the reasonable use of said surrounding property for agricultural purposes."

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 28 day of August A.D. 19 84

at 11:09 o'clock A M, and duly

recorded in Vol. M84 of Deeds

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**EVELYN BIEHN**, County Clerk

By [Signature] Deputy

Fee 8.00

