

41557

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GERALD L. WORKMAN and IRIS M. WORKMAN, tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERNEST B. FARLEY and ROSEMARY FARLEY, 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:

Lots 1 and 2, SUMMERS 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

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 \$ 59,500.00

THE FOREGOING CONSIDERATION CONSISTS OF THE DEED OF GERALD L. WORKMAN AND IRIS M. WORKMAN DATED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, BOOK 180, PAGE 16566, WHICH IS THE WHOLE CONSIDERATION PAID BY THE GRANTEE TO THE GRANTOR.

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 24th day of September, 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)

Gerald L. Workman
GERALD L. WORKMAN

Iris M. Workman
IRIS M. WORKMAN

STATE OF OREGON, } ss.
County of Klamath
September 24, 1984

Personally appeared the above named
GERALD L. WORKMAN and IRIS M. WORKMAN,

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

Before me:
Christie L. Redd
Notary Public for Oregon
My commission expires: 11/2/87

STATE OF OREGON, County of _____, 19____ ss.

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 _____

_____ 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: _____

Gerald L. Workman and Iris M. Workman
RE 5 Box 1090
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Ernest B. Farley and Rosemary Farley
4132 Summers Lane
Klamath Falls,
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

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/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

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. Reservations as contained in plat dedication, to wit:
"subject to setback lines as shown on plat dedication and to easements over all lots for future sewers."
6. Covenants, conditions, and restrictions as shown on the recorded plat, as follows:
"the principal buildings on this tract shall be single family dwellings with a value of not less than \$2,000.00. They shall be of standard construction from floor plans and designs that have the approval of the grantors or assigns. Easement is reserved along side and back lines of lots for the construction and maintenance of utility services such as sewers, water lines, telephone and power lines and irrigation and drainage."
7. A 20 foot building setback from Bristol Street and Summers Lane as shown on dedicated plat.
8. Service Drain easement as shown on dedicated plat over the front and rear of lots land 2 and the eastern side of lot 1.
9. 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 150, page 582, Deed Records of Klamath County, Oregon.
10. An easement created by instrument, including the terms and provisions thereof.
Dated: April 26, 1961
Recorded: May 17, 1961
Volume: 329 page 518, Klamath County Deed Records
In favor of: Clarence Y. Pang and Mabel T. Pang, husband and wife
For: Use of an irrigation system with ingress and egress

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 24 day of Sept. A.D. 19 84
at 4:17 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 16566
EVELYN BIEHN, County Clerk
By [Signature] Deputy
Fee 8.00