

42721

WARRANTY DEED

Vol. 185 Page 553

KNOW ALL MEN BY THESE PRESENTS, That DALE I. FREEMAN and CAROL S. FREEMAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL A. MC NEIL and SHARON M. MC NEIL, 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 4 in Block 13, TRACT 1105, FOURTH ADDITION TO CYPRESS VILLA, 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 \$ 73,000.00

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 30th day of October, 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, ss. October 30, 1984

Personally appeared the above named CAROL S. FREEMAN for herself and as attorney-in-fact for DALE I. FREEMAN, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

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 _____

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:

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

Dale I. Freeman & Carol S. Freeman
Highlander Drive
Anchorage, Alaska

GRANTOR'S NAME AND ADDRESS

Michael A. McNeil & Sharon M. McNeil
5556 Sylvia
Klamath Falls, OR 97603

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, ss. _____, 19____

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

- 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. 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. A 25 foot builindg setback along the front of lot as shown on dedicated plat.
5. A 30 foot utility easement over the Easterly portion of said lot as shown on dedicated plat.
6. Reservations and restrictions, including the terms and provisions thereof, as contained in plat dedication to wit:
"Said plat beingsubject to building setback lines as shown. Easements for public utilities and irrigation as shown. Said easements to provide ingress and egress for construction and maintenance of said utilities and irrigation and additional restrictions as shown in any recorded protective covenants."
7. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: September 6, 1977
Recorded: September 7, 1977
Volume: M77, page 16568, Microfilm Records of Klamath County, Oregon.
Amount: \$35,000.00
Mortgagor: Dale I. Freeman and Carol S. Freeman, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (LOM71671)

The Grantees named herein hereby agree to assume and pay in full the above described Mortgage.
8. Mortgage, 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 17, 1977
Recorded: November 17, 1977
Amount: \$7,500.00
Mortgagor: Dale I. Freeman and Carol S. Freeman, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (M76762)

The Grantees named herein hereby agree to assume and pay in full the above described Mortgage.

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Smm

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

on this 30th day of October A.D. 19 84
at 11:58 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 18553

EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 8.00 Index: \$1.00