

43058

MTC # 142156

WARRANTY DEED

Vol. 1484 Page

19081

KNOW ALL MEN BY THESE PRESENTS, That individuals and as Trustees for Scott A. Loraditch, and SCOTT A. LORADITCH, as individual hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS M. MARSH and LAURA H. MARSH, 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:

The E $\frac{1}{2}$ of Government Lot 6 in Section 6, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

84 NOV 9 AM 11 01

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions, including the terms and provisions thereof, as contained in Deed recorded October 21, 1956 in Volume 287, page 534, Deed Records of Klamath County, Oregon, to wit:

MOUNTAIN TITLE COMPANY INC.

"This conveyance is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipelines and for any other easements or rights of way of record. All subsurface rights, except water are hereby reserved in trust to the grantors pursuant to the provisions of the Act of August 13, 1954. 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 above, and those of record and 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 \$ 25,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 99.030.)

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 26th 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.

10/26, 1984

STATE OF OREGON, County of

} 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

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:

Personally appeared the above named Lester A. Loraditch & Karan Loraditch, as individuals and as Trustees for Scott A. Loraditch, and Scott A. Loraditch as individual and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

Notary Public for Oregon

My commission expires: 8/16/88

LESTER A. & KARAN LORADITCH
SCOTT A. LORADITCH

GRANTOR'S NAME AND ADDRESS

Dennis M. Marsh & Laura H. Marsh
Rt 1 Box 29A
Half Moon Bay, CA 94019

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees

NAME, ADDRESS, ZIP

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

Grantees

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 9th day of November, 1984, at 11:07 o'clock A.M., and recorded in book M84 on page 19081 or as file/reel number 43058, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By *P. Smith* Recording Officer
Deputy

Fee: \$4.00 Index: \$1.00

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.

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