

43786

MTC#143042 WARRANTY DEED

Vol. 1894 Page 20296

KNOW ALL MEN BY THESE PRESENTS, That W. F. DEAN and GLADYS DEAN, as tenants in common
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID B. STOCK and LINELL JO STOCK, 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 1, Block 1, VALE DEAN CANYON SUBDIVISION, TRACT 1198, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 and those of record and 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 \$ 20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols if not applicable, should be deleted. See ORS 93-020)

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 16th day of November, 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)

W. F. Dean
 W. F. Dean

Gladys Dean
 Gladys Dean

STATE OF OREGON, County of Klamath

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

Personally appeared the above named W. F. Dean & Gladys Dean

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

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 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

W. F. Dean and Gladys Dean

GRANTOR'S NAME AND ADDRESS

David B. Stock & Linell Jo Stock
 1426 Kane St.
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME ADDRESS ZIP

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

GRANTEE

NAME ADDRESS ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1984

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

SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication to wit:
"We further certify that we hereby donate and convey upon this declaration or as hereinafter may be conveyed by separate instrument, all roads and roadways as they appear upon the plat, to the homeowners associations in accordance with the articles of incorporation recorded in Klamath County Deed Records, Deed Volume M81, page 13685, said document is hereby incorporated and made a part of this plat; that all easements as shown on the annexed plat shall be donated and conveyed by this declaration as indicated on the annexed plat."
2. Subject to a 20 foot drainage easement over lot as shown on dedicated plat.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
5. Easement and right of way 20 feet in width for irrigation and drain ditch, as conveyed to Enterprise Irrigation District, a corporation, by Quitclaim Deed recorded March 29, 1966 in Volume M66, page 2711, Microfilm Records of Klamath County, Oregon.
6. Right of way easement, including the terms and provisions thereof,
Dated: March 2, 1981
Recorded: March 18, 1981
Volume: M81, page 4909, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: Electric transmission and distribution lines
7. Conditions and restrictions of the Vale Dean Canyon Subdivision, recorded May 21, 1981 in Volume M81, page 8995, Microfilm Records of Klamath County, Oregon and re-recorded June 18, 1981 in Volume M81, page 10960, Microfilm Records of Klamath County Oregon, and recorded May 3, 1983 in Volume M83, page 6810, Microfilm Records of Klamath County, Oregon.
8. Certificate of Incorporation for Klamath Basin Improvement District, recorded August 2, 1982 in Volume M82, page 9829, Microfilm Records 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."

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

on this 3rd day of December, 1984
at 4:17 P.M. and duly
recorded in Vol. M84, page 20297
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EVELYN BEHN, County Clerk

By [Signature] Deputy

Fee \$6.00