

44232

WARRANTY DEED

Vol. 174 Page 21090

KNOW ALL MEN BY THESE PRESENTS, That JACK P. BAGGELAAR, also known as JACK PALMER BAGGELAAR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN D. DOUGHERTY and MARILYN DOUGHERTY, husband and wife 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 16, Block 11, TRACT 1089, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northeasterly 5 feet thereof.

MOUNTAIN TITLE COMPANY INC.

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 encumbrance, 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.

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 \$ 50,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).

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 17th day of December, 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)

Jack P. Baggelaar
Jack P. Baggelaar, also known as Jack Palmer Baggelaar

STATE OF OREGON,

County of Klamath
17th day of December, 1984

Personally appeared the above named Jack P. Baggelaar, also known as Jack Palmer Baggelaar.

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

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, 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)

JACK P. BAGGELAAR

GRANTOR'S NAME AND ADDRESS

JOHN D. DOUGHERTY & MARILYN DOUGHERTY
3616 Rio Vista
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME ADDRESS ZIP

Until a change is requested all tax statements shall be sent to the following address:
NO CHANGE

NAME ADDRESS ZIP

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.

By

Recording Officer
Deputy

SUBJECT TO:

21091

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Santa Barbara Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. Sewer and water use charges, if any, due to the City of Klamath Falls.
4. Subject to liens and assessments of the Sunset Lighting District, if any.
5. A 25 foot building setback line from E. Vista Way, as shown on dedicated plat.
6. An 8 foot utility easement along the rear of lot, as shown on dedicated plat.
7. Restrictions as contained in plat dedication, to wit:
"Subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage; (2) No changes will be made in the present irrigation, and/or drain ditcher without the consent of the Enterprise Irrigation District, its successors or assigns; (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
8. 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 June 29, 1973 in Volume MT3, page 8283, Microfilm Records of Klamath County, Oregon.
9. 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 1, 1976
Recorded: September 1, 1976
Volume: MT6, page 13697, Microfilm Records of Klamath County, Oregon
Amount: \$35,000.00
Mortgagor: Jack P. Baggelaar and Marilyn L. Baggelaar, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

The Grantees as they appear on the reverse of this deed agree to assume said Mortgage and to pay said Mortgage in full.

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 19th day of December A.D. 19 84
at 9:23 o'clock A M, and do
recorded in Vol. M84 of Deeds
Page 21091

EVELYN B. EHN, County Clerk

By [Signature] Deputy

Fee 9.00