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MT-14764

WARRANTY DEED

Vol. 1189 Page 21541

KNOW ALL MEN BY THESE PRESENTS, That ROBIN EUGENE DUNLAP and CATHERINE LOUISE DUNLAP aka CATHERINE LOUISE PHILLIPS, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AVERY F. WALBORN and PAULA S. WALBORN, 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 6, Block 7, PRACT 1025, WINCHESTER, 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 -

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 \$ 34,000.00

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 20th 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)

ROBIN EUGENE DUNLAP
Catherine Louise Phillips
CATHERINE LOUISE PHILLIPS

STATE OF OREGON,
County of Klamath
December 20, 1984
Personally appeared the above named CATHERINE LOUISE PHILLIPS

STATE OF OREGON,
December 20, 1984
Personally appeared ROBIN EUGENE DUNLAP and CATHERINE LOUISE PHILLIPS, who, being duly sworn, each for himself and not as joint debtors, declared that the foregoing is the true and correct copy of the original instrument and that the same is the true and correct copy of the original instrument.

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

Kristin L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

Linda J. Plunk
Notary Public for Oregon
My commission expires: 8-8-88

Robin Eugene Dunlap and Catherine Louise Phillips

GRANTOR'S NAME AND ADDRESS
Avery F. Walborn and Paula S. Walborn
4702 Street View
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
SAME AS GRANTEE

NAME, ADDRESS ZIP
SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address
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/roll number Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

MOUNTAIN TITLE COMPANY INC

MOUNTAIN TITLE COMPANY INC

- continued from the reverse side of this deed -

SUBJECT TO:

1. Water use charges, if any, due to the City of Klamath Falls.
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. Building setback line 25 feet from streets as shown on dedicated plat.
5. Subject to a 12 foot easement along South lot line and a 10 foot easement along East lot line as shown on dedicated plat.
6. Reservations as contained in plat dedication, to wit:
 "A 25 foot setback line along the front of all lots and a 20 foot building setback line along side street lines; easements as shown on the annexed map for construction and maintenance of public utilities, irrigation, and drain ditches, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; no changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; additional restrictions as provided in any recorded protective covenants."
7. Covenants, 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 September 9, 1971, in Volume M71, page 9617, Microfilm Records of Klamath County, Oregon.
8. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..
 this 28th day of December A. D. 19 84 at 2:33 o'clock P.M., and
 duly recorded in Vol. 184 of Deeds on Page 21541

By EVELYN BIEHN, County Clerk
[Signature]

Fee: \$9.00