

845259

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JUDY K. BEYER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY STEER and EVELYN L. STEER, 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 in Block 11, TRACT 1003, THIRD ADDITION TO MOYINA, 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

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 \$ 52,500.00

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 18th day of January, 1985; 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.

Judy K. Beyer
JUDY K. BEYER

(If executed by a corporation, official corporate seal)

STATE OF OREGON, ss.
County of Klamath
January 18, 1985
Personally appeared the above named
JUDY K. BEYER

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

a corporation, 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)

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11/16/87

Notary Public for Oregon
My commission expires:

Judy K. Beyer
P.O. Box 5045
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Henry Steer and Evelyn L. Steer
6603 Eberle
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.
County of

I certify that the within instrument was received for record on the day of 1985,

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

- continued from the reverse side of this deed -

SUBJECT TO:

1. Sewer and 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 South Suburban Sanitary District.
3. A 20 foot building setback line from streets as shown on dedicated plat.
4. A 16 foot utility easement over rear of lot as shown on dedicated plat.
5. Easement, including the terms and provisions thereof, given to P. C. Carlson, to the California Oregon Power Company, a California corporation, dated March 11, 1940, recorded April 5, 1940, Deed Volume 128, page 267, Records of Klamath County, Oregon.
6. Easement for pipe line, including the terms and provisions thereof, given by Ruth R. McClellan and C. E. McClellan to California-Pacific Utilities Company, a California corporation, dated June 5, 1967, recorded June 5, 1967, in Volume M67, page 4178, Microfilm Records of Klamath County, Oregon.
7. Reservations and restrictions contained in the dedication of Tract 1003 (Third Addition to Moyina) as follows:
"said plat is subject to: a building setback line as shown, public utility easements as shown to provide ingress and egress to construct and maintain said utilities, and additional restrictions as shown in any recorded protective covenants."
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: August 22, 1978
Recorded: August 23, 1978
Volume: M78, page 18744, Microfilm Records of Klamath County, Oregon
Amount: \$42,500.00
Mortgagor: Roger M. Beyer and Judy K. Beyer, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M95895)

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

9. Rules, regulations, lien, assessment, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the 1st Addition to Moyina Improvement District.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 21st day of January A.D. 1985
at 3:49 o'clock P M, and duly
recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00