

45705

MOUNTAIN TITLE COMPANY INC

MTC 14473-L

WARRANTY DEED

Vol. 1785 Page 2017

KNOW ALL MEN BY THESE PRESENTS, That

George R. Calvert and Janice L. Calvert, Husband and Wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Gregory W. Lynch and Pamela H. Lynch, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 14 in Block 3, TRACT NO. 1087, FIRST ADDITION TO BANYON PARK,
 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
 set forth on the reverse of this deed, or those 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 \$48,000.00
 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 OES 91.030.)
 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 14 day of February, 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.

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,

County of Klamath

2-1

1985

Personally appeared the above named
 George R. Calvert and
 Janet L. Calvert

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

George R. Calvert and Janet L. Calvert

STATE OF OREGON, County of

Personally appeared

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 be-
 fore me:
 Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of

I certify that the within instru-
 ment was received for record on the
 day of 19

at o'clock M., and recorded
 in book on page or is
 file/ree/ 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

MOUNTAIN TITLE COMPANY INC

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.

3. Subject to a 25 foot building setback from Hope Street as shown on dedicated plat.

4. Subject to an 8 foot utility easement along north lot line and an 8 foot utility easement over West easement lot line as shown on dedicated plat.

5. Reservations and restrictions as shown on dedicated plat, to wit:

"Subject to: (1) A 25 foot building setback on the front of all lots and a 20 foot building setback line along side street lines; (2) Easements as shown on the annexed map for construction and maintenance of public utilities and irrigation said easements to provide ingress and egress with any plantings or structures placed thereon by lot owners to be

at their own risk; (3) Additional restrictions as provided in any recorded protective covenants."

6. Reservations and restrictions as contained in instrument recorded in Volume 226, page 191, Deed Records of Klamath County, Oregon, to wit:

"Subject to sue of irrigation rights, ditches, water and drainage rights, and for irrigation purposes for the benefit of adjoining property owners on the West side of the above described property; and subject to all contracts and agreements with the United States of America and/or the Klamath Irrigation District relative to irrigation and/or drainage, and any existing rights of way for ditches or canals hereto fore conveyed or used in connection herewith, and subject to all rights and easements, if any, affecting said property."

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 December 23, 1974 in Volume M74, page 16182, Microfilm Records of Klamath County, Oregon.

8. Note and Mortgage, including the terms and provisions thereof, Dated: September 19, 1978
Recorded: September 21, 1978
Volume: M78, page 20880, Microfilm Records of Klamath County, Oregon

Amount: \$43,250.00
Mortgagor: George R. Calvert and Janice L. Calvert, husband and
Mortgagee: State of Oregon, represented and acting by the
Director of Veterans' Affairs
Said Note and mortgage buyer herein agrees to assume and pay in full.

9. Note and Mortgage, including the terms and provisions thereof, Dated: March 3, 1982
Recorded: March 4, 1982
Volume: M82, page 2770, Microfilm Records of Klamath County, Oregon

Amount: \$1,202.00
Mortgagor: George R. Calvert and Janice L. Calvert, husband and wife
Mortgagee: State of Oregon, represented and acting by the
Director of Veterans' Affairs
Said Note and mortgage buyer herein agrees to assume and pay in full.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 7th day of February A.D., 1985 at 10:42 o'clock A.M. and duly recorded in Vol. M85, of Deeds on page 2017

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy

Fee: \$9.00