

45802

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DONALD M. MC BRIDE and PATRICIA E. MC BRIDE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDNA M. LONG, 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 39, CASITAS, 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 \$ 52,100.00

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 8 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.

Donald M. McBride
DONALD M. MC BRIDE

Patricia E. McBride
PATRICIA E. MC BRIDE

STATE OF OREGON, County of Klamath, 19 85

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 _____

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: _____ Notary Public for Oregon My commission expires: _____

STATE OF OREGON, County of Klamath, 19 85

Personally appeared the above named DONALD M. MC BRIDE and PATRICIA E. MC BRIDE, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Donald M. McBride & Patricia E. McBride
Box 15
Chiloquin, OR 97624

Edna M. Long
4333 Arthur St
Klamath Falls, OR 97603

After recording return to: SAME AS GRANTEE

NAME, ADDRESS, ZIP
If a change is requested all tax statements shall be sent to the following address.
NO CHANGE
NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____ ss.

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/real 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. The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.
3. Irrigation laterals as shown on dedicated plat.
4. Reservations as contained in plat dedication, to wit:
"This plat is approved subject to the following conditions:
(1) The owners of the land in this subdivision, their heirs, and assigns in whom title may be vested shall always, at their own expense, properly maintain and operate such system; (2) That Klamath Irrigation District, its successors, and assigns, and The United States, person, firm, or corporation operating the irrigation works of the Klamath Irrigation District, shall never be liable for damage caused by improper construction, operation, or care of such irrigation system or for lack of sufficient water for irrigation. Liability of the operators of Klamath Irrigation District being limited to furnishing water at established outlets in the U.S.R.S. lateral."
5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: April 10, 1984

Recorded: April 18, 1984

Volume: M84, page 5951, Microfilm Records of Klamath County, Oregon

Amount: \$26,000.00

Grantor: Donald M. McBride and Patricia E. McBride, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

The Grantee named on the reverse side of this deed does not agree to assume and pay the above described Trust Deed and the Grantor has agreed to hold the Grantee harmless therefrom.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 8th day of February A.D. 19 85
at 4:24 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 2136

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00

