

45830

ATT-M-28466  
WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 2183

EVERETT A. HUBBARD and JERRI HUBBARD, husband and wife

MIKE A. HIATT and RISE J. HIATT, husband and wife, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 45, Block 3, MOUNTAIN LAKE HOMESITES, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Terms and conditions of that certain easement for roadway and telephone transmission line being, 64 feet in width, granted to United States of America, recorded January 26, 1962 in Book 335 at page 259, Deed Records.
2. Easement as recorded August 6, 1956 in Deed Volume 285 at page 407 from A. E. Wampler and Mayme Wampler to the California Oregon Power Company over and across the SW $\frac{1}{4}$ , NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , SE $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$  of Sec. 16, Twp 36 S., R 6 EWM.
3. Grant right of way as recorded July 14, 1961 in Book 331 at page 40, Deed Records, from A. E. Wampler and Mayme Wampler to Pacific Power and Light Company over a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  and E $\frac{1}{2}$ SW $\frac{1}{4}$  of Sec. 16, Twp 36 S., R 6 EWM.
4. Covenants, easements and restrictions, imposed by instrument, including the terms thereof, recorded December 6, 1972 in Book M-72 at page 13970.
5. Subject to rules and regulations of Fire Patrol District.

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set forth above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 11,500.00 \*

Dated this 4th day of February, 19 85.

*Everett A. Hubbard*  
*Jerri Hubbard*

STATE OF OREGON, County of Klamath ) ss.

February 11, 19 85  
Everett A. Hubbard and Jerri Hubbard personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

*Marlene J. Aldington*  
Notary Public for Oregon

My commission expires: 3-22-85

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

Everett A. Hubbard

Jerri Hubbard

TO

Mike A. Hiatt

Rise J. Hiatt

After Recording Return to: *4 Tapes!*  
*Mr. & Mrs. Mike A. Hiatt*  
*Box 75-G*  
*Harriman Route*  
*City, 97601*

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 11th day of February, 19 85 at 3:48 o'clock P M. and recorded in book M85 on page 2183 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

By *Pam Smith*

Title

Deputy