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WARRANTY DEED

Vol. 185 Page

2394

YVONNE L. LEWIS

YVONNE L. PAQUETTE also known as

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS HUMBERSTAD and JOAN HUMBERSTAD, 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:

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon: Section 13: The Westerly 160 feet of Lot 13 and Lot 20 which lays South of the Sprague River Highway.

"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

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 \$ 8,000.00

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 12th day of February, 19 85; 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)

X Yvonne L. Paquette also known as
YVONNE L. PAQUETTE also known as
YVONNE L. LEWIS

STATE OF OREGON,

County of Klamath

February

19 85

STATE OF OREGON, County of

19

Personally appeared

Personally appeared the above named
YVONNE L. PAQUETTE

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

SEE REVERSE SIDE FOR NOTARY.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Yvonne L. Lewis
509 Olympia Way
Orange, CA 92669

GRANTOR'S NAME AND ADDRESS

Dennis Humberstad & Joan Humberstad
1937 Willow Glen
El Cajon, CA 92020

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,

County of

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 of as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer
Deputy

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Right of Way Deed, including the terms and provisions thereof,
Dated: March 20, 1929
Recorded: April 23, 1929
Volume: 85, page 616, Deed Records of Klamath County, Oregon
In favor of: County of Klamath
3. Power line easement granted to California Oregon Power Company by instrument recorded August 10, 1935, in Volume 105, page 110, Deed Records of Klamath County, Oregon.
4. A 20 foot wide right of way across the Northwest 1/4 of Section 13, Township 36 South, Range 10 East of the Willamette Meridian, in favor of Oregon-California and Eastern Railway Co. by Deed dated May 31, 1928, recorded June 7, 1928, in Volume 80, page 433, Deed Records of Klamath County, Oregon.
5. An easement created by instrument, including the terms and provisions thereof, dated April 27, 1939, recorded September 1, 1939, in Book 124, page 245, Deed Records in favor of California Oregon Power Co., for 6 foot rights of way across West boundary line of W 1/2 NW 1/4, Section 13, Township 36 South, Range 10 East of the Willamette Meridian.
6. A 60' easement along the Westerly boundary as disclosed by Deed recorded in Volume M76, page 19261, Microfilm Records of Klamath County, Oregon.
7. Telephone Line Right of Way Easement, including the terms and provisions thereof,
Dated: April 26, 1984
Recorded: August 3, 1984
Volume: M84, page 13377, Microfilm Records of Klamath County, Oregon
In Favor of: Telephone Utilities of Eastern Oregon, Inc., an Oregon corporation
For: Bury and maintain underground telephone facilities

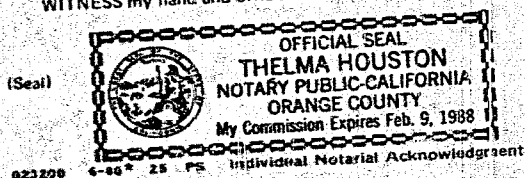
STATE OF CALIFORNIA

COUNTY OF Orange

SS.

on February 12th 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared Yvonne L. Houston also known as Laquette known to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.



Thelma Houston
(Notary Public's Signature)

STATE OF OREGON,
County of Klamath)

Filed for record at request of

on this 19th day of February A.D. 19 85
at 9:59 o'clock A M, and duly
recorded in Vol. M85 of Deeds
Page 2394

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00