

46414

MTC#14622 WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BILLY J. OWENS and JANICE A. OWENS,
 husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRISTY L. NORTHROP
 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:

Parcel 1: Lot 2 in Block 7, TRACT NO. 1003, THIRD ADDITION TO MOYINA, according to
 the official plat thereof on file in the office of the County Clerk of Klamath County,
 Oregon, EXCEPTING THEREFROM the Northerly 75 feet thereof.

Parcel 2: Lot 1 in Block 7, SECOND ADDITION TO MOYINA, 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
 shown on the reverse of this deed and those of record and 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 \$ 76,817.86
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.930.)

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 28th 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)

Billy J. Owens
 Billy J. Owens

Janice A. Owens
 Janice A. Owens

STATE OF OREGON,

County of Klamath

ss.

2/28, 1985

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____ 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 be-
 half 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)

Personally appeared the above named
Billy J. Owens and Janice A. Owens

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

Before me:
Comela Jence

(OFFICIAL
SEAL) Notary Public for OregonMy commission expires: 8/16/88

Notary Public for Oregon

My commission expires: _____

Billy J. & Janice A. Owens

GRANTOR'S NAME AND ADDRESS

Christy L. Northrop6621 Moyina WayKlamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

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 as
 file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By _____ Deputy

MOUNTAIN TITLE COMPANY INC.

3063

SUBJECT TO:

1. City 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. Utility easements as shown on dedicated plat. (Affects portions along side lot lines).
4. Restrictions and easements as contained in plat dedication, to wit:
"SECOND ADDITION TO MOYINA: A 20 foot building setback line on all fronting streets, public utilities easements as shown on annexed plat, total height of a building is limited to 18 feet above the top of the foundation, additional restrictions as provided in the recorded protective covenants."

"TRACT 1003, THIRD ADDITION TO MOYINA: Said plat subject to a building setback line as shown to provide ingress and egress to construct and maintain said utilities, and additional restrictions as shown in any recorded protective covenants."

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: January 31, 1979

Recorded: January 31, 1979

Volume: M79, page 2536, Microfilm Records of Klamath County, Oregon

Amount: \$57,500.00

Grantor: Oscar Fred Brueshaber and Edith-Mae Brushhaber, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings & Loan Association

The Grantee appearing on the reverse of this deed agrees to assume said Trust Deed and to pay said Trust Deed in full.

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.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 1st day of March A.D. 19 85

at 8:30 o'clock A M, and duly

recorded in Vol. M85 of Deeds

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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00

