

88246711

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

Vol. 185 Page 3587

KNOW ALL MEN BY THESE PRESENTS, That

EDWARD R. PHILLIPS and NORMA J. PHILLIPS,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 WILLIAM S. ADAMS and JEANNE I. ADAMS, 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 22, Block 4, 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.

"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 \$45,000.00  
 (If the actual consideration consists of more than one payment, the sentence between the symbols ©, if not applicable, should be deleted. See ORS 92.030.)

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 11th day of March, 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

March 11, 1985

ss.

Personally appeared the above named  
 EDWARD R. PHILLIPS and NORMA J.  
 PHILLIPS, husband and wife.

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

(OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

EDWARD R. PHILLIPS

NORMA J. PHILLIPS

STATE OF OREGON, County of

19

ss.

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 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)

Notary Public for Oregon

My commission expires:

Edward R. Phillips and Norma J. Phillips

154 Jay Street  
 Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

William S. Adams and Jeanne I. Adams

4713 Hope St.  
 Klamath Falls, OR 97603

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

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.

- continued from the reverse side of this deed -

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. Reservations and restrictions as shown on dedicated plat, to wit:  
 "Subject to: (1) A 25 foot building setback 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 planting or structures placed thereon by the lot owners to be at their own risk. (3) Additional restrictions as provided in any recorded protective covenants."
4. Covenants, conditions, and restrictions, but omitting restrictions, if any, based in 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.
5. Subject to a 25 foot building setback from Hope Street as shown on dedicated plat.
6. Subject to a 16 foot utility easement along Southeasterly lot line as shown on dedicated plat.

STATE OF OREGON,  
 County of Klamath )  
 Filed for record at request of

on this 11th day of March A.D. 19 85  
 at 3:05 o'clock P M, and duly  
 recorded in Vol. M85 of Deeds  
 Page 3587

**EVELYN BIEHN, County Clerk**

By [Signature] Deputy

Fee 9.00

