

47110

MAARTEN W. FONTYN and BLOSSOM FONTYN, husband and wife

JOHN L. LUNDBERG *jl*, hereinafter called grantor, convey(s) to  
 of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

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  
 SEE ATTACHED EXHIBIT "A"

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 \$ 17,310.00

Dated this 22nd day of March, 19 85

*Maarten W. Fontyn*  
*Blossom C. Fontyn*

STATE OF OREGON, County of Klamath ) ss.

On this the 22nd day of March, 19 85 personally appeared the above named  
 Maarten W. Fontyn and Blossom Fontyn and acknowledged the foregoing  
 instrument to be their voluntary act and deed.

Before me:

*Susan*

Notary Public for Oregon

My commission expires: 6-21-88

\* 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)

Maarten W. Fontyn

Blossom Fontyn

TO

John L. Lundberg

After Recording Return to:

TAX STATEMENTS TO:

*John L. Lundberg*  
*P.O. Box 7448*  
*Klamath Falls, Oregon*

STATE OF OREGON, )

) ss.

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By \_\_\_\_\_ Deputy

05 MAR 25 AM 11 10

A portion of Lot 73 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, described as follows:

Beginning at the  $\frac{1}{2}$ " iron pipe marking the Southeasterly corner of said Tract 73 of Fair Acres Subdivision #1; thence North 329 feet to the Northeast corner of said Tract 73; thence West along the North boundary of said tract to a point which is 500 feet East of the Northwest corner of Tract 73; thence running South at right angles to the North line of said tract, a distance of 329 feet, more or less to the South boundary of Tract 73; thence East along the Southerly boundary to the point of beginning.

LESS AND EXCEPT

Beginning at a point on the North line of Tract 73 of Fair Acres Subdivision NO. 1, which point is 500 feet East of the Northwest corner of said tract; thence running South at right angles to North line of said tract a distance of 100 feet; thence East parallel to North line of said Tract 73 a distance of 100 feet; thence North at right angles to said North line a distance of 100 feet; thence West along said North line a distance of 100 feet to point of beginning, being a portion of said Tract 73.

TOGETHER WITH A 30 foot wide easement beginning at the Southwest corner of Lot 73 Fair Acres Subdivision NO. 1; thence North 125 feet; thence East at right angles from North line of said tract a distance of 500 feet; thence North 30 feet at the Easterly border of said tract; thence West a distance of 500 feet; thence 30 feet South to the point of beginning. Easement may also be used as access to the balance of Lot 73 directly East of said Parcel described above.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Kalmath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District".

4. Reservation, including the terms and provisions thereof, as set forth in Deed recorded in book 100 at page 545 of Deed Records of Klamath County, Oregon, as follows: "Excepting and reserving to first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises and to keep and maintain the same; said right to be for the benefit of the land and premises adjoining the above described land."
5. An easement created by instrument, including the terms and provisions thereof, dated March 18, 1955, recorded March 17, 1960 in Book 319 at page 505, Deed Records, in favor of Shaw and Baraboo T.V., Inc. an Oregon Corporation for ingress and egress along portion of North line of Tract 73.
6. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 25th day of March A.D., 1985 at 11:10 o'clock A M, and duly recorded in Vol M85, of Deeds on page 4319.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy

Fee: \$ 9.00