

47114

ATC-8-28581

WARRANTY DEED (INDIVIDUAL)

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MAARTEN W. FONTYN and BLOSSOM FONTYN, husband and wife

ROBIN MELVIN HAWKINS and KATHRYN LOUISE HAWKINS, husband and wife

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

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 \$ 42,000.00

Dated this 22nd day of March, 19 85

Maarten W. Fontyn
Blossom C. Fontyn

STATE OF OREGON, County of Klamath) ss.

On this 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 C. [Signature]
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

Robin Melvin Hawkins

Kathryn Louise Hawkins

After Recording Return to:

TAX STATEMENTS TO:
Mr. & Mrs. Robin Melvin Hawkins
1015 Homedale Rd.
Klamath Falls, Oregon
97603

STATE OF OREGON,

County of) ss.

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.

By Title Deputy

Beginning at a point at the Southwest corner of Lot 73 FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon; thence North along the West boundary of said tract, a distance of 329 feet to the Northwest corner of said tract; thence East along the North boundary of Tract 73 a distance of 500 feet to a point; 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 West along the Southerly boundary to the point of beginning.

LESS AND EXCEPT

Beginning at the Southwest corner of Lot 73 Fair Acres Subdivision No. 1, running thence 38.1 feet North; thence South 78° 51' East 195.8 feet along the Southerly right of way of the Enterprise Irrigation Canal to the South line of Tract 73; thence West along the South side of Lot 73 of Fair Acres Subdivision No. 1, 193.4 feet to the point of beginning.

SUBJECT TO: 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)

Filed for record at request of

on this 25th day of March A.D. 19 85
at 11:10 o'clock A M, and duly
recorded in Vol. M85 of Deeds
Page 4330

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 9.00