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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Keith T. CLOUDAS and SALLY A. CLOUDAS, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAUS A. FEDERLIN and WILMA FEDERLIN, 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:

Lot 5, Block 1, TRACT NO. 1165, MIRACLE MANOR, 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."

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE GRANTORS NAME.

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

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 \$ 69,800.00

whereby the grantor has received from the grantee the sum of \$69,800.00 in full payment of the purchase price of the above described premises.

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 1st day of April, 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.

Keith T. Cloudas
KEITH T. CLOUDAS
Sally A. Cloudas
SALLY A. CLOUDAS

STATE OF OREGON,)
County of Klamath) ss.
April 1, 1985.

STATE OF OREGON,)
County of Washington) ss.
April 8, 1985.

Personally appeared Sally A. Cloudas and

each for herself 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 behalf 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: Heather K. Hinton
Notary Public for Oregon Washington
My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named KEITH T. CLOUDAS

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

Before me: [Signature]
Notary Public for Oregon
My commission expires: 7/13/85

(OFFICIAL SEAL)

KEITH T. Cloudas and Sally A. Cloudas

GRANTOR'S NAME AND ADDRESS
Klaus A. Federlin and Wilma Federlin
3507 Small Court
Klamath Falls OR 97601

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 instrument 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

6822

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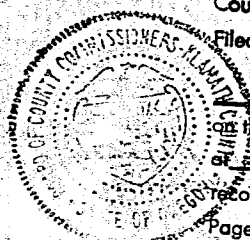
SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,
Dated: June 23, 1942
Recorded: August 1, 1942
Volume: 149, page 2, Records of Klamath County, Oregon
In favor of: Pacific Telephone and Telegraph Co.
For: Pole line over the SE 1/4 NW 1/4
2. Reservations as contained in plat dedication, to wit:
"(1) Easements for future public utilities, drainage and television cable as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities, drainage, and television cable.
(2) Building setback lines to conform to the "A" Zone as shown in the Klamath County Zoning Ordinance in effect on the date of this plat. (3) Dedicate, donate, and convey to Klamath County the one foot street plug as shown on the annexed map, to be designated as a public street when the county governing body deems it necessary. (4) All easements and reservations as provided in any recorded protective covenants."
3. Subject to an 8 foot utility easement over rear of lot as shown on dedicated plat.
4. Declaration of covenants, conditions, and restrictions of Miracle Manor Tract #1165, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion, or national origin, recorded August 7, 1978, in Volume M78, page 17190, Microfilm Records of Klamath County, Oregon.
5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: February 22, 1980
Recorded: February 22, 1980
Volume: M80, page 3603, Microfilm Records of Klamath County, Oregon
Amount: \$50,000.00
Mortgagor: Keith T. Cloudas and Sally A. Cloudas, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P32505)

The Grantee named on the reverse side of this deed hereby agrees to assume and pay in full the above described Mortgage.

STATE OF OREGON,
County of Klamath)

Filed for record at request of



on this 10th day of April A.D. 19 85
at 2:47 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 5185

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 9.00

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 8th day of May A.D. 19 85 at 8:43 o'clock A M., and
duly recorded in Vol. M85 of Deeds on Page 6821.

EVELYN BIEHN, County Clerk

By Pam Smith

Fee: \$9.00