

49201

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN E. MACE and ALTA B. MACE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by W. J. CHILDERS and CARMENA R. CHILDERS, 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 1, Block 2, PINE GROVE RANCHETTES, 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 or 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 \$ 9,000.00. ~~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 93.030.)

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 28th day of May, 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

ss.

5/28, 1985

Personally appeared the above named

Richard L. Garbutt as Attorney in fact for John E. Mace and Alta B. Mace

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

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

John E. Mace

By: Richard L. Garbutt, Attorney in fact for

Alta B. Mace

By: Richard L. Garbutt, Attorney in fact for

Alta B. Mace

STATE OF OREGON, County of Klamath, ss.

Personally appeared

and

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 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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

John E. Mace & Alta B. Mace

GRANTOR'S NAME AND ADDRESS

W. J. Childers & Carmena R. Childers

11823 Dunley Ct.

Klamath Falls OR 97601

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 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.

By

Recording Officer
Deputy

MOUNTAIN TITLE COMPANY INC.

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of Mallory Enterprises Public Utility.
2. Subject to a 25 foot building setback from Gorden Lane and Finley Court as shown on dedicated plat.
3. Subject to an 8 foot utility easement along North lot line as shown on dedicated plat.
4. Subject to restrictions as contained in plat dedication, to wit:
 "(1) A 25 foot building setback line from the front line of all lots except the well lot; (2) Any easements or rights of way of record; (3) A 16 foot public utilities easement, water line easements and drainage easement all as shown on the annexed plat; (4) One foot reserve strips (street plugs) as shown on the annexed plat, to be dedicated to the County and later released by resolution when the adjoining property is properly developed."
5. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, including the terms and provisions thereof, recorded October 7, 1970 in Volume M70, page 8985, and amended covenants, conditions and restrictions recorded September 8, 1972 in Volume M72, page 10125, all Microfilm Records 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.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 29th day of May A.D. 19 85
 at 9:09 o'clock A M, and duly
 recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] DeputyFee \$9.00