

49333

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That VANCE M. DAY and JOAN A. HAMAKER DAY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY G. EDGE and AURELIA M. EDGE, 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 7, Block 6, TRACT NO. 1063, THIRD ADDITION TO VALLEY VIEW, 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

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 \$ 60,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ①, 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 31st day of May, 19 85; 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)

Vance M. Day
VANCE M. DAY

Joan A. Hamaker Day
JOAN A. HAMAKER DAY
STATE OF OREGON, County of Klamath, 19 85.

STATE OF OREGON, County of Klamath, 19 85.

Personally appeared the above named VANCE M. DAY and JOAN A. HAMAKER DAY

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

Before me: Kristi L. Redd

Notary Public for Oregon
My commission expires: 11/16/87

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Vance M. Day and Joan A. Hamaker Day
8218 Rockinghorse
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Larry G. Edge and Aurelia M. Edge
3310 Sunshine Place
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, } ss.

County of I certify that the within instrument was received for record on the day of 19 85,

SPACE RESERVED FOR RECORDER'S USE

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.

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

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SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. A 20 foot building setback from Sunshine Place.
4. An 8 foot easement for irrigation and utility along rear of lot.
5. Reservations, setback lines, and easements as set forth on the plat in plat dedication, to wit:
"Said plat subject to: (1) A 20 foot building setback line along the front of all lots and a 15 foot building setback on street sideline of all corner lots; (2) Public utility and irrigation easements to provide ingress and egress for the constructions and maintenance of said utilities; (3) Additional restrictions as provided in any recorded protective covenants; (4) No changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns."
6. Declaration of Conditions and Restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 28, 1972, in Volume M72, page 11040, Microfilm Records of Klamath County, Oregon.
7. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 31st day of May A. D. 19 85 at 3:46 o'clock P. M., and
duly recorded in Vol. M85 of Deeds on Page 3972.

By Evelyn Diehn **EVELYN DIEHN, County Clerk**

Fee: \$9.00