

49412

WARRANTY DEED

Vol. 185 Page 8204

KNOW ALL MEN BY THESE PRESENTS, That EARL E. JONES and EVA J. JONES,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JACK C. PROCK, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4, Block 1, KOERTJE KOURT, TRACT NO. 1059, in the County of
 Klamath, State of Oregon.

(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 specifically set out on Exhibit "A" attached hereto and by this reference
 made a part hereof as though fully set forth herein.

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 \$ 115,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~part of the consideration (indicate which of the above have been included in the consideration by checking the appropriate box)~~

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 30th 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.

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.

Earl E. Jones
 Earl E. Jones

Eva J. Jones
 Eva J. Jones

STATE OF OREGON,)
 County of Klamath) ss.
May 31, 1985

STATE OF OREGON, County of _____) ss.
 _____, 19____

Personally appeared _____ and
 _____ who, being duly sworn,
 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 _____

Personally appeared the above named
Earl E. Jones and Eva J. Jones
 and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

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 be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-89

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Jack C. Prock
Co 3938 Lamarada
Klamath Falls, OR 97603
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Mr. Jack C. Prock
Co 3938 Lamarada
Klamath Falls, OR 97603
 NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
 ment was received for record on the
 _____ day of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book/reel/volume No. _____ on
 page _____ or as fee/file/instru-
 ment/microfilm/reception No. _____,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

NAME TITLE

By _____ Deputy

EXHIBIT "A" TO WARRANTY DEED

8205

SUBJECT TO:

- 1) Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District.
- 2) An easement created by instrument, including the terms and provisions thereof, recorded January 13, 1971, in Book M71 at page 283; and recorded April 26, 1971 in Book M71 at page 3663; and recorded July 12, 1971, in Book M71 at page 7253 Klamath County records.
- 3) An easement created by instrument, including the terms and provisions thereof, recorded March 31, 1972, in Book M72 at page 3423, Klamath County records.
- 4) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Koertje Kourt.
- 5) Covenants, easements and restrictions, but omitting restrictions if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded February 26, 1973, in Book M73 at page 1988, Klamath County records.
- 6) Trust Deed, including the terms and provisions thereof, recorded February 25, 1976, in Book M76 at page 2596, in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

EEA
E. J. J.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record
this 4th day of June A. D. 19 85 at 11:43^A o'clock M., and
duly recorded in Vol. M85, of Deeds on Page 3204

By EVELYN BIEHN, County Clerk

Fee: \$9.00