

49414

**WARRANTY DEED**

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EARL E. JONES and EVA J. JONES,  
after called the grantor, for the consideration of \_\_\_\_\_  
DITMERS \_\_\_\_\_ husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
RUTH M. MADDEN husband and wife  
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 3 in Block 1, KOERTJE KOURT, TRACT NO. 1059, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(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 demands of the said grantee, heirs, successors and assigns.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$111,500.00

In Witness Whereof, the grantor has executed this instrument this 30th day of June, 2018.

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

Eva J. Jones

STATE OF OREGON.

County of Klamath ss.  
May 31, 1985

Personally appeared the above named

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.

(OFFICIAL  
SEAL)

*Notary Public for Oregon*

My commission expires: 3-22-89

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
19 \_\_\_\_\_

.....  
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.

Before me:

.....  
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:**

Ruth M. Madden  
3938 Lamarada  
City, 97603

NAME, ADDRESS, ZIP

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

Ruth M 11 11

Ruth M. Madden  
3938 Lamarada  
City, 97603

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/reel/volume No. .... on page ..... or as fee/file/instrument/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

8209

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 2594, 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.



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record  
 this 4th day of June A. D. 19 85 at 11:43 o'clock A. M., and  
 duly recorded in Vol. MS5 of Deeds on Page 8208  
 By EVELYN BIEHN, County Clerk

Fee: \$9.00