

49495

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

Vol. 1485 Page 8347

KNOW ALL MEN BY THESE PRESENTS, That ERVIN C. HUFF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES W. SOLOMON and CAROLYN G. SOLOMON, 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, EXCEPT the East 25 feet thereof, and all of Lot 6 in Block 3, of WEST HILLS HOMES, 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 and 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 \$ 58,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 5th day of June, 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)

Ervin C. Huff

STATE OF OREGON,

County of Klamath ss.

6/5, 1985

STATE OF OREGON, County of ss.

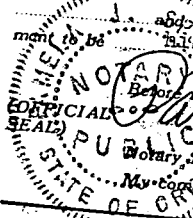
Personally appeared

Personally appeared the above named

Ervin C. Huff

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

ment to be acknowledged the foregoing instrument to be a voluntary act and deed.



Pamela Spencer

Notary Public for Oregon

My commission expires: 8/16/88

Ervin C. Huff

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

James W. Solomon & Carolyn G. Solomon
2449 Redwood
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

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 1985, 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. Declaration of Conditions and Restrictions, including the terms and provisions thereof,

Dated: April 5, 1961

Recorded: April 5, 1961

Volume: 329, page 91, Deed Records of Klamath County, Oregon

2. Subject to a 16 foot utility easement along South lot lines as shown on dedicated plat.

3. Subject to a 20 foot building setback from Redwood Drive as shown on dedicated plat.

4. Reservations, restrictions and easements as contained in plat dedication, to wit:

"said plat being subject to a building setback along all streets and avenues as shown on the annexed plat, a five foot side line setback along all lots and an easement along the back of all lots and the side line of Lots 3 and 4, Block 1 as shown on the annexed plat for present and future public utilities; said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner."

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 5th day of June A.D. 19 85
at 3:32 o'clock P M, and duly
recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00