

50033

MTC#146008

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RUPERT, husband and wife NORMAN W. RUPERT and PAULINE M.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID E. BROWN

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 9 in Block 4, ORIGINAL PLAT OF KLAMATH RIVER ACRES, 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 the 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,

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 \$ 16,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 99-030.)

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 18th 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)

STATE OF OREGON,

County of Klamath

6/18, 1985

Personally appeared the above named

Norman W. Rupert and

Pauline M. Rupert

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

Notary Public for Oregon  
My commission expires: 8/16/88

Norman W. Rupert

Pauline M. Rupert

STATE OF OREGON, County of

Klamath, 1985

Personally appeared

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)

Norman W. &amp; Pauline M. Rupert

GRANTOR'S NAME AND ADDRESS

DAVID E. BROWN

GRANTEE'S NAME AND ADDRESS

GRANTEE - MTC

NAME, ADDRESS, ZIP

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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

## SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath River Acres:  
"(1) A 20 foot building setback along street side of all lots; (2) A 10 foot utility easement along exterior lot lines where shown on the annexed plat; (3) An 8 foot utility easement along the interior back and side lot lines where shown on the annexed plat, said easements to be for future public utilities, drainage and sanitary sewer, said easements to provide ingress and egress for construction and maintenance of said utilities."
2. Proposed formation of a Special Road District to be known as Klamath River Acres Special Road District as disclosed by County Commissioners Journal in January, 1975.

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 18th day of June A.D. 19 85  
at 4:11 o'clock P M, and duly  
recorded in Vol. 1885 of Deeds  
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**EVELYN BIEHN, County Clerk**

By Sam Smith Deputy

Fee \$9.00

