

50111

WIT-1472K
WARRANTY DEED

Vol. 1485 Page 9384

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH R. CAMARATA and BARBARA K. CAMARATA, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN G. STRONG and LONNA L. STRONG, 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:

SEE LEGAL DESCRIPTION ON THE REVERSE SIDE OF THIS DEED

"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 \$38,000.00. ~~HOWEVER, THE ACTUAL CONSIDERATION CONSISTS OF THE FOLLOWING: THE PROPERTY TAX VALUE OF THE GRANTED PREMISES WHICH IS THE WHOLE CONSIDERATION IN THIS TRANSFER.~~ (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 20th 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)

JOSEPH R. CAMARATA

BARBARA K. CAMARATA

STATE OF OREGON

County of Klamath

June 20, 1985

Personally appeared the above named MARY THOMPSON as attorney-in-fact for Joseph R. Camarata and Barbara K. Camarata, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of Klamath, 1985.

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 _____

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Joseph R. Camarata and Barbara K. Camarata
1663 Lakeshore
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Steven G. Strong and Lonna L. Strong
2011 Hope Street
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,

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

- continued from the reverse side of this deed -

LEGAL DESCRIPTION:

All the following described real property situated in Klamath County, Oregon.

A portion of the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the Southerly boundary of said SE 1/4 NW 1/4 of said Section 2, 495.0 feet East of the Southwest corner of said SE 1/4 NW 1/4 of said Section 2; thence North and parallel to the West line of said SE 1/4 NW 1/4 of said Section 2, 1,220.0 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE 1/4 NW 1/4 of Section 2, 165.0 feet; thence North and parallel to the West line of said SE 1/4 NW 1/4 of said Section 2; 100.0 feet, more or less, to the North line of said SE 1/4 NW 1/4 of said Section 2; thence West along the North line of said SE 1/4 NW 1/4 of said Section 2, 165.0 feet; thence South and parallel to the West line of said SE 1/4 NW 1/4 of said Section 2, 100.0 feet, more or less to the place of beginning.

SAVING AND EXCEPTING THAT PORTION of the above described property lying within the limits of Hope Street.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads, or highways.
4. Reservations and restrictions in deed from Frank C. Thompson and Jeanette W. Thompson, husband and wife, to Charles A. Revell and Grace Revell, husband and wife, dated September 29, 1944, recorded October 2, 1944, in Deed Volume 169, page 420, records of Klamath County, Oregon, as follows:
"Except also a right of way for irrigation ditch now in use across North side of said property."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 20th day of June A.D. 19 85 at 3:30 o'clock PM, and

duly recorded in Vol. M85, of Deeds on Page 9384.

EVELYN BIEHN, County Clerk

By Sam Smith

Fee: \$9.00