

1-1-74

50390

WARRANTY DEED

Vol. 1485 Page 9854

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS E. MILLER, a single man

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALLEN J. PODAWILTZ and E. LOWENE PODAWILTZ, 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:

Lots 48 and 49, Block 14, ST. FRANCIS PARK, in the County of Klamath, State of Oregon.

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.

(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,

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 \$25,000.00

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 26th 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.

DOUGLAS E. MILLER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

June 27, 1985

Personally appeared the above named

Douglas E. Miller

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-89

STATE OF OREGON, County of) ss.

Personally appeared , 19

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

, a corporation, 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:

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 document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr & Mrs. Allen J. Podawiltz
4426 Peck Drive
City, 97603
NAME, ADDRESS, ZIP

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

Mr & Mrs. Allen J. Podawiltz
4426 Peck Drive
City, 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

08 JUN 27 AM 11 08

EXHIBIT "A" TO WARRANTY DEED

9855

SUBJECT TO:

- 1) Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District.
- 2) Reservations in dedication of St. Francis Park, as follows: "The right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all streets, alleys, boulevards and lots.
- 3) Reservations and restrictions as shown in deed from Geo. E. Rusco, et ux., to George F. Hayes, et ux., dated December 16, 1943 and recorded January 7, 1944 in Book 161 at page 216, Deed Records.
- 4) Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any: recorded December 31, 1962 in Book 214 at page 619 in favor of J. S. Gleason, Jr. as Administrator of Veterans Affairs, an Officer of the United States of America, and his successors in such office, which mortgage the Grantee herein does not assume and agree to pay and Grantor holds Grantee harmless therefrom.

Ex. A
aff

Douglas E. Thullen

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .. - - - - -
this 27th day of June A. D. 19 85 at 11:08 o'clock A M., and
July recorded in Vol. N85, of Deeds on Page 9854
By *Evelyn Biehn* EVELYN BIEHN, County Clerk

Fee: \$9.00