

50479

WARRANTY DEED

Vol. 1485 Page 10036

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL LEE MC GUIRE and DAWN ARLENE MC GUIRE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK A. RICHARDSON and PATRICIA L. RICHARDSON, 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 12 of SUNRISE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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."

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 \$ 46,116.24

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 28th 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.

X Michael Lee McGuire
MICHAEL LEE MC GUIRE

X Dawn Arlene McGuire
DAWN ARLENE MC GUIRE

STATE OF OREGON, County of Lane) ss.
June 28, 1985

Personally appeared Michael McGuire and Dawn McGuire, 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: Notary Public for Oregon
My commission expires: 9-16-87

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath) ss.
June 28, 1985

Personally appeared the above named MICHAEL LEE MC GUIRE and DAWN ARLENE MC GUIRE

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

Before me: Janet R. Dutka Van Burg
Notary Public for Oregon
My commission expires: 9-16-87

Michael Lee McGuire & Dawn Arlene McGuire
37180 Treefarm Road
Springfield, OR 97478
GRANTOR'S NAME AND ADDRESS

Mark A. Richardson & Patricia L. Richardson
4225 Summers Lane
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,) ss.
County of

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/record number

Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer
Deputy

38001
- continued from the reverse side of this deed -

10037

SUBJECT TO:

1. City water use charges, if any, due to the City of Klamath Falls.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Covenants, conditions, and restrictions as shown on the recorded plat, to wit: "hereby dedicate, donate, and convey to the Public for public use forever the roads and irrigation laterals shown (→) and drains indicated (---→) on SUNRISE PARK as platted hereon. Power line easement to California Oregon Power Company dated October 20, 1926, indicated on plat and this plat is approved subject to the following conditions:
(1) The owners of the land in this subdivision, their heirs and assigns in whom title may be vested shall always, at their own expense, properly maintain and operate such systems. (2) That Klamath Irrigation District, its successors and assigns and The United States, person, firm or corporation operating the irrigation works of the Klamath Irrigation District, shall never be liable for damage caused by improper construction, operation, and care of such irrigation system or for lack of sufficient water for irrigation, liability of the operators of Klamath Irrigation District being limited to furnishing water at established outlets to the U.S.R.S. lateral."
5. Subject to irrigation lateral over East lot line as shown on dedicated plat.
6. Note and Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest and such future advances as may be provided therein,
Dated: February 5, 1981
Recorded: February 5, 1981
Volume: M81, page 1822, Microfilm Records of Klamath County, Oregon
Amount: \$48,450.00
Mortgagor: Michael Lee McGuire and Dawn Arlene McGuire, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (P50867)

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Note and Mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record this 28th day of June A.D. 19 85 at 3:57 o'clock P M., and duly recorded in Vol. M35, of Deeds on Page 10036

By EVELYN BIEHN, County Clerk

Fee: \$9.00