

50558

WARRANTY DEED  
MTC#157320

Vol. 1485 Page 10150

KNOW ALL MEN BY THESE PRESENTS, That FOREST PRODUCTS FEDERAL CREDIT UNION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM R. ROSS and ARLENE ROSS, husband and wife 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:

Beginning at a point which is 1,097.5 feet Northerly and 990.0 feet Easterly of the Southwest corner of the NW<sup>1</sup>/<sub>4</sub> of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also known as Saylor's corner; thence South 89° 58' East 65.0 feet; thence North 00° 02' East, 100.0 feet to a point on the Southerly boundary of Climax Street; thence North 89° 58' West along the Southerly boundary of Climax Street 65.0 feet; thence South 00° 02' West 100.0 feet to the point of beginning.

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,

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. and that 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 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 1st day of July, 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)

Forest Products Federal Credit Union

By: Michel P. Coleman, Financial Services Mgr

STATE OF OREGON,

County of \_\_\_\_\_ ss.

STATE OF OREGON, County of Klamath

7/1, 1985

Personally appeared Michel P. Coleman

Personally appeared the above named

who, being duly sworn, did say that he is the Financial Services Mgr.

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

FEDERAL CREDIT UNION  
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 the hall of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

8/16/88

FOREST PRODUCTS FEDERAL CREDIT UNION

GRANTOR'S NAME AND ADDRESS

WILLIAM R. ROSS and ARLENE ROSS

6045 Climax  
Klamath Falls, OR 97601

After recording return to:

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 \_\_\_\_\_, 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

10150

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## SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
6. Reservations in Deed from A. J. Simmers, et al to Cathleen L. Bervan, dated September 22, 1942, recorded October 7, 1942 in Volume 150, page 359, Deed Records of Klamath County, Oregon, as follows:  
"right of way for irrigation and drainage ditches are reserved. Not more than two hogs shall be kept on premises at any one time."
7. An easement created by instrument, including the terms and provisions thereof,

Dated: April 2, 1945

Recorded: April 10, 1945

Volume: 175, page 195, Deed Records of Klamath County, Oregon

For: An 18 foot road angling from the fence across said property until such time as a bridge shall be constructed across the canal on and adjacent to said property

"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; ss.

Filed for record .. .. at 10:18 A M., and  
 this 2nd day of July A.D. 1985 of Deeds on Page 10150  
 duly recorded in Vol. M85, of  
 By Evelyn Biehn County Clerk

Fee: \$9.00