

OA

**50656**

ASPEN M-28906  
WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97208

Vol 1485 Page 10332

KNOW ALL MEN BY THESE PRESENTS, That.....PAUL BELLM., JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN PATRICK SKVORAK and DEBRA ANN SKVORAK, 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 5, Block 15, Tract No. 1064, FIRST ADDITION TO  
GATEWOOD, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns forever. grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances those set out in Exhibit "A" attached hereto

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 the foregoing is \$100.00.

① However, the actual consideration paid for this transfer stated in the foregoing is \$100.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$58,000.00

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 26 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.

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.

X Paul E. Bellm, Jr.

Paul Belton Jr

STATE OF OREGON.

County of Klamath } ss.  
 June 26 ~~27~~ }  
19, 85 }

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_.

.....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:

(If executed by a corporation,  
affix corporate seal)

Paul Bellm, Jr.

GRANTOR'S NAME AND ADDRESS

John Patrick Skvorak  
Debra Ann Skvorak

GRANTEE'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dr. Mrs. Skvorak  
5033 Laurelwood Dr.  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

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

Dr. & Mrs. C. I.

Dr. & Mrs. Skvarak  
5033 Laurelwood Dr.  
Klamath Falls, OR 97603

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 fee/tile/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

[illegible]

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

10333

## SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,  
Dated : June 26, 1905  
Recorded : May 18, 1907  
Book : 22  
Page : 479  
In favor of : United State of America  
(No specific location of record)
2. An easement created by instrument, including the terms and provisions thereof,  
Dated : May 1, 1945  
Recorded : May 15, 1945  
Book : 176  
Page : 284  
In favor of : California Oregon Power Company  
For : Right of way for pole lines  
(No specific Location)
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Gatewood.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms thereof,  
Recorded : September 3, 1976  
Book : M-76  
Page : 13888

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record  
this 3rd day of July A.D. 1985 at 3:19 o'clock P.M., and  
duly recorded in Vol. M85, of Deeds on Page 10332By EVELYN BIEHN, County Clerk

Fee: \$9.00