

50698

MTC#151147D

WARRANTY DEED

Vol. 1785 Page 10378

KNOW ALL MEN BY THESE PRESENTS, That CHARLES H. KEMP

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH LEWIS and PAMELA LEWIS, 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 8, Block 7, TRACT 1016, GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



## 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,

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 \$63,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 3rd 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)

Charles H. Kemp by Karen E. Kemp, Attorney  
Charles H. Kemp, by Karen E. Kemp, Attorney  
in fact for Charles H. Kemp

STATE OF OREGON,

County of Klamath

7/3, 1985

STATE OF OREGON, County of ) ss.

Personally appeared

and

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

Personally appeared the above named

Karen E. Kemp, as attorney in

fact for Charles H. Kemp

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

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/16/88

Notary Public for Oregon

My commission expires: 12

Charles H. Kemp

GRANTOR'S NAME AND ADDRESS

Kenneth & Pamela Lewis  
5509 Valleyview  
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

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.

Recording Officer

By Deputy

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## SUBJECT TO:

1. Transmission line easement granted to Pacific Power & Light Company as shown on dedicated plat and as recorded January 25, 1957 in Volume 289, page 225, Klamath County, Oregon, Deed Records. (Affects Blocks 1, 2 and 7)
2. Easements and restrictions as contained in plat dedication, to wit:  
"A 20 foot building setback from all street lines; 16 foot drainage easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of a drainage ditch; 16 foot utility easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of said utilities." (Utility and drainage easements affect rear 8 feet)
3. Conditions and restrictions as contained in instrument recorded July 24, 1970 in Volume M70, page 6147, Microfilm Records of Klamath County, Oregon.
4. Terms and conditions of Articles of Incorporation of Green Acres Improvement District recorded July 10, 1973 in Volume M73, page 8797, Microfilm Records of Klamath County, Oregon.
5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: June 13, 1980  
Recorded: June 16, 1980  
Volume: M80, page 10981, Microfilm Records of Klamath County, Oregon  
Amount: \$50,000.00  
Mortgagor: Charles H. Kemp  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P41094)

The grantees appearing on the reverse of this deed agree to assume said Mortgage and to pay said Mortgage in full.

"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 .. Mountain Title  
this 5 day of July A.D. 19 85 at 11:25 clock A M., and  
duly recorded in Vol. M 85, of Deeds on Page 10378  
fee 9.00  
By EVELYN BIEHN, County Clerk  
Bernetha Schleich

