

50799

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That husband and wife

OSCAR CARLSON and JANET M. CARLSON,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MIRIAM A. RUTHERFORD

, 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 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 \$ 40,000.00

THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 40,000.00

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 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)

OSCAR CARLSON

JANET M. CARLSON

STATE OF OREGON, County of

STATE OF OREGON,

County of KlamathJuly 3rd 1985

Personally appeared the above named OSCAR CARLSON and JANET M. CARLSON

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

Before me: Frederick Stille

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Oscar Carlson & Janet M. Carlson

P.O. Box 1231
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Miriam A. Rutherford

2681 Agua Vista Drive
San Jose, CA 95132

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTOR

MOUNTAIN TITLE CO.

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,

County of

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

- continued from the reverse side of this deed -

10557

SUBJECT TO:

1. Real Property Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
 2. City water use charges, if any, due to the City of Klamath Falls.
 3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
 4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
 5. Reservations, restrictions and easements as contained in plat dedication, to wit; "Subject to: irrigation laterals shown and drains as indicated on SUNRISE PARK as platted hereon. Power line easement to Cal-Ore Power Co. dated October 20, 1926, indicated on plat."
 6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
 Dated: July 8, 1977
 Recorded: July 11, 1977
 Amount: \$20,000.00
 Grantor: Oscar W. Carlson and Janet M. Carlson, husband and wife
 Trustee: D. L. Hoots
 Beneficiary: Security Savings and Loan Association, a corporation
- The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Trust Deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 9th day of July A.D. 19 85 at 2:07 o'clock PM., and
 duly recorded in Vol. M85, of Deeds on Page 10556

EVELYN BIEHN, County Clerk
 By Servetha A. Letsch

Fee \$9.00