

50950

MOUNTAIN TITLE COMPANY INC.

MTC#15745-6

WARRANTY DEED

Vol. 1785 Page 10763

KNOW ALL MEN BY THESE PRESENTS, That JOHN WADE NELSON and CORALIE NELSON hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUSSELL H. SARGENT and JOELLA SARGENT, 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:

Lots 5 and 6, Block 2, WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

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 \$ 5,000.00

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 11th 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)

John Wade Nelson

Coralie Nelson

STATE OF OREGON,

County of Klamath

7/11, 1985

STATE OF OREGON, County of

Personally appeared

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named John Wade Nelson & Coralie Nelson

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

Notary Public for Oregon
My commission expires: 8/16/88

John Wade Nelson & Coralie Nelson

GRANTOR'S NAME AND ADDRESS

Russell H. Sargent & Joella Sargent
21155 S. Henry Rd.
Escalon, CA 95320

GRANTEE'S NAME AND ADDRESS

Grantee

NAME, ADDRESS, ZIP

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.

By Recording Officer
Deputy

MOUNTAIN TITLE COMPANY INC.

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. An easement created by instrument, including the terms and provisions thereof,
Dated: February 11, 1949
Recorded: March 1, 1949
Volume: 229, page 161, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Co., a California corporation
For: 10' wide pole line
(No exact location given)
3. Easements and restrictions as reserved in plat dedication, to wit:
"(1) A one foot street plug as shown on annexed plat to be removed when adjoining property is subdivided. (2) A 16 foot drainage easement on the back and centered on the side lines of Lots 5 and 6, Block 2. (3) A 16 foot easement on the back of all lots for future public utilities. (4) Building setback lines as shown on annexed plat. (5) Plans for water supply and sewage disposal systems must be approved for each lot by Klamath County Health Department. (6) Additional restrictions as provided in the recorded protective covenants."
4. Building setback lines 20 feet from street as shown on dedicated plat.
5. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded December 12, 1962 in Volume 342, page 21, Deed Records of Klamath County, Oregon and amended July 19, 1966 in Volume M66, page 7318, Microfilm Records 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."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Mountain Title

Filed for record

this 11 day of July A.D. 19 85 at 1:40 o'clock P M., at

July recorded in Vol. M85, of Deeds on Page 10763

By Evelyn Biehn, County Clerk
Bernetha A. Hetch

9.00

