

51898

MTC#153086

WARRANTY DEED

Vol. 185 Page 12532

KNOW ALL MEN BY THESE PRESENTS, That ROBERT F. GRABOWSKI and KATHRYN M. GRABOWSKI, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROY LEWIS YOUNG and ADELINE CHRISTINE YOUNG, 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 3, Block 7, TRACT 1003, THIRD ADDITION TO MOYINA, 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 \$ 66,500.00 . . . . .  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The terms between the symbols, if not applicable, should be deleted. See O.R.S. 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 8th day of August, 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.

Robert F. Grabowski  
 Robert F. Grabowski

Kathryn M. Grabowski  
 Kathryn M. Grabowski

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

8/8, 1985

Personally appeared the above named Robert F. Grabowski & Kathryn M. Grabowski

and acknowledged the foregoing instrument as their voluntary act and deed.

Before me, Notary Public for Oregon, my commission expires: 8/16/88

STATE OF OREGON, County of

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

a corporation, 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:

ROBERT F. GRABOWSKI & KATHRYN M. GRABOWSKI

GRANTOR'S NAME AND ADDRESS

ROY LEWIS YOUNG & ADELINE CHRISTINE YOUNG  
 1448 Tamera Dr.  
 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

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

MOUNTAIN TITLE COMPANY INC.

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Assessments, if any, due to the City of Klamath Falls, for water use.
4. An easement created by instrument, including the terms and provisions thereof,  
Dated: March 11, 1940  
Recorded: April 5, 1940  
Volume: 128, page 267, Deed Records of Klamath County, Oregon  
In favor of: California Oregon Power Company  
For: Pole lines
5. An easement and right of way created by instrument, including the terms and provisions thereof, 10 feet wide "pole line as now located," granted to The California Oregon Power Company, a California corporation, dated June 1, 1956, recorded June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon. (Blanket easement)
6. Easement covering water mains running to well site described in Deed Volume 285, page 257, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in various lot deeds.
7. Restrictions and easements contained in plat dedication, to wit:  
"said plat subject to: a building setback line as shown, public utility easements as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants."
8. A 20 foot building setback line along the front of lots and a 15 foot building setback line along side street lines as shown on dedicated plat.
9. A 5 foot utility easement along the Southerly line of Lot 3 in Block 7, as shown on dedicated plat.

"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 request of \_\_\_\_\_ the \_\_\_\_\_ 8th day  
of August A.D., 19 85 at 11:55 o'clock A M., and duly recorded in Vol. M85  
of Deeds on Page 12532

FEE \$9.00

Evelyn Biehn  
By \_\_\_\_\_

County Clerk

*[Signature]*