

52175

WTC-150981

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM N. KING and MILDRED N. KING,

husband and wife

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

ROLLA T. CALLAGHAN and KRISTI K. CALLAGHAN, 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:

Lot 7 in Block 1 of TRACT NO. 1091--LYNNEWOOD, 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

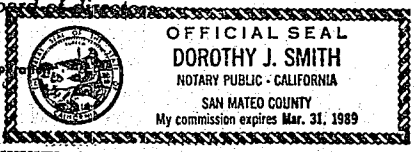
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,000.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 6th 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



(If executed by a corporation affix corporate seal)

STATE OF OREGON }
County of San Mateo } ss.
August 6, 1985

William N. King
WILLIAM N. KING

Mildred N. King
MILDRED N. KING

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____ 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 _____

_____ a corporation, and that the seal allixed 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: _____ Notary Public for Oregon
My commission expires: _____

Before me: Dorothy J. Smith
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: _____

William N. King & Mildred N. King
50 Chumaseo Drive Apt. #1-J
San Francisco, CA 94132
GRANTOR'S NAME AND ADDRESS

Rolla T. Callaghan & Kristi K. Callaghan
834 Doty Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

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, } ss.

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

MOUNTAIN TITLE COMPANY INC

continued from the reverse side of this deed -

SUBJECT TO:

1. City water and sewer use charges, if any, due to the City of Klamath Falls.
2. Reservations, restrictions, and easements as contained in plat dedication, to wit: "That said plat is subject to: (1) Public utilities easements as shown on the annexed map, said easements are dedicated to the City of Klamath Falls for the use and regulations thereof; (2) All applicable zoning ordinances and recorded restrictive covenants; (3) Slope easements as so stated on individual lot deed basis; (4) Building setback lines as set forth in the recorded restrictive covenants."
3. 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 July 20, 1973, in Volume M73, page 9383 and Amended Instrument recorded June 9, 1976, in Volume M76, page 8487 and Petition for Amendment recorded September 13, 1977, in Volume M77 at page 17034, all in Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 16th day
 of August A.D., 19 85 at 2:25 o'clock P M., and duly recorded in Vol. M85
 of Deeds on Page 12961

FEE \$9.00

Evelyn Biehn,
 By _____

County Clerk

