

52172

MTC-152176

WARRANTY DEED

Vol. 1485 Page 12968

KNOW ALL MEN BY THESE PRESENTS, That MELVIN E. KRASOMIL and EDITH E. KRASOMIL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES E. CLAUSEN and NANCY CLAUSEN, 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 7 in Block 4, TRACT NO. 1065, IRISH BEND, 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 -

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

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 \$ 6,000.00

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 16th 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)

Melvin E. Krasomil
MELVIN E. KRASOMIL

Edith E. Krasomil
EDITH E. KRASOMIL

STATE OF OREGON, County of Klamath, 19 85

Personally appeared _____, 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 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)

STATE OF OREGON, County of Klamath, 19 85

Personally appeared the above named MELVIN E. KRASOMIL and EDITH E. KRASOMIL, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristin L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

Melvin E. Krasomil & Edith E. Krasomil
10231 Russett Ave.
Sunland, CA 91040

Charles E. Clausen & Nancy Clausen
780 Truckee Lane
Fernlee, NV 89408

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, 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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

80281 80281

continued from the reverse side of this deed -

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SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Restrictions as contained in plat dedication, as follows:
"said plat being subject to the following restrictions: (1) 25 foot building set back from all front lot lines and all side lot lines adjacent to a street; (2) 16 foot wide public utilities easements centered on all side and back lot lines with any improvements placed thereon to be at the lot owners risk; (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed; (4) All sanitary facilities subject to the approval of the County Sanitarian; (5) Lot 12 of Block 4 will be restricted for river access and recreational purposes; there will be no dwellings constructed thereon; (6) Vehicular access to Williamson River-Chiloquin Highway is hereby vacated on Lot 2 of Block 1 and Lots 5, 6, 7, 13, 14, 16, 17, and 18 of Block 5; (7) All easements, covenants, and restrictions of record."
3. An easement created by instrument, including terms and provisions thereof,
Dated: September 20, 1965
Recorded: October 6, 1965
Volume: M65, page 2355 and 2357, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Co., a Maine corporation
For: A 20 foot wide right of way
4. Reservations, including the terms and provisions thereof, in deed between United States of America to Henry G. Wolff, recorded September 6, 1956, in Book 286 at page 367, Deed Records of Klamath County, Oregon, as to sub-surface rights except as to water. (Affects Government Lots 22, 27, and 30 in Section 17, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon)
5. Declaration of Restrictions, including the terms and provisions thereof, recorded May 9, 1973, in Volume M73, page 5588, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August A.D., 19 85 at 2:25 o'clock P M., and duly recorded in Vol. M85 day
of Deeds on Page 12968
FEE \$9.00
By Evelyn Biehn, County Clerk
[Signature]