

52318

WARRANTY DEED

Vol. 185 Page 13222

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM H. WEBB AND LINDA K. WEBB, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BILLY J. OWENS AND JANICE A. OWENS, 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 2 in Block 8 of 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.

"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."

(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 to 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 \$ 60,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration.~~ (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 21st 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)

William H. Webb
 William H. Webb

Linda K. Webb
 Linda K. Webb

STATE OF OREGON,) ss.
 County of Klamath
August 21, 19 85

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 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:

Before me:
Notary Public for Oregon
 My commission expires: 6-16-88

Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

Webb, William H. & Linda K.

GRANTOR'S NAME AND ADDRESS

OWENS, Billy J. & Janice A
 6717 Beckton Avenue
 Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
 Klamath First Federal S/L
 540 Main Street
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Owens
 c/o Klamath First Federal

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

13223

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. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Volume 128, page 267, in favor of California Oregon Power Company for pole and lines. (Blanket easement)
4. 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. (Blanket easement)
5. 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 the various lot deeds.
6. Restrictions and easements contained in plat dedication, to wit: "Said plat subject to: a building setback line as shown, public utility easement as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants."
7. A 20 foot building setback for street as shown on dedicated plat.
8. A public utility easement over the rear 8 feet of lot as shown on dedicated plat.
9. Easements, 4 feet in width within existing utilities easements, to install, operate and maintain for communication purposes, an underground coaxial cable and the facilities and appurtenances incidental thereto as conveyed by the instruments recorded November 21, 1974.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 21st day
 of August A.D., 19 85 at 2:14 o'clock P M., and duly recorded in Vol. M85
 of Deeds on Page 13222

FEE

\$9.00

Evelyn Biehn,
 By _____

County Clerk

Pat Smith