

52461

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES R. CLARK and MARGARET M. CLARK, Vol. 185 Page 13420
husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMY A. YEAGER

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, Block 1, CHIA PARK, TRACT NO. 1151, 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.
(If space insufficient, continue description on reverse side)

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,

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00
~~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 10th day of August, 19 85
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)

James R. Clark
James R. Clark

Margaret M. Clark
Margaret M. Clark

STATE OF ~~OREGON~~ Mississippi } ss.
County of Hinds 8/16, 19 85

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

Personally appeared the above named
James R. Clark & Margaret M. Clark

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 _____

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:

Notary Public for ~~Oregon~~ Mississippi
My commission expires: Feb. 14, 1989

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

James R. Clark & Margaret M. Clark

GRANTOR'S NAME AND ADDRESS

JIMMY A. YEAGER
2627 Berkeley
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

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 _____ } ss.
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:

13431

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. A 20 foot utility easement along front of lot as shown on dedicated plat.
4. Reservations as contained in plat dedication, to wit:
"Said plat being subject to: (1) Building setbacks as follows: Front, 20 ft., Side, 5 ft., corner lot 10 ft. abutting street; Rear, 20 ft.; (2) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
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 in Volume M78, page 20454, Microfilm Records of Klamath County, Oregon.
6. Transmission line easement, including the terms and provisions thereof, given by Klamath County, Oregon by and through its Board of County Commissioners, to the United States of America, dated January 9, 1952, recorded February 13, 1952 in Volume 252, page 574, Deed Records of Klamath County, Oregon, said easement assigned to California Oregon Power Company by Quitclaim Deed dated March 31, 1954, recorded April 12, 1954 in Volume 266, page 316, Deed Records of Klamath County, Oregon.
7. Transmission line easement, including the terms and provisions thereof, given by Harry R. Waggoner, also known as H. R. Waggoner, and Norma Elaine Waggoner, to the United States of America, dated August 7, 1952, recorded August 28, 1952, in Volume 256, page 438, Deed Records of Klamath County, Oregon, said easement assigned to The California Oregon Power Company by Quitclaim Deed dated March 31, 1954, recorded April 12, 1954 in Volume 266, page 316, Deed 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.

Filed for record at request of _____ the 23rd day
of August A.D. 19 85 at 3:53 o'clock P M.. and duly recorded in Vol. M85
of Deeds on Page 13430

FEE \$9.00

Evelyn Biehn,
By _____

County Clerk
Pam Smith