

52494

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

Vol. 1185 Page 13492

MTR-15321-6

KNOW ALL MEN BY THESE PRESENTS, That

LARRY FAGERLAND and ALTA FAGERLAND,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT DOELKER and THERESA DOELKER, 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 2, 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.

(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 \$ 51,900.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 23 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)

X Larry Fagerland  
Larry Fagerland

X Alta Fagerland  
Alta Fagerland

STATE OF OREGON,

STATE OF OREGON, County of Lane

County of Lane } ss.  
August 22, 1985

Personally appeared the above named

Larry Fagerland &amp; Alta Fagerland

and acknowledged the foregoing instrument  
their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 3-29-89

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

My commission expires:

(OFFICIAL SEAL)

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/real number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy

GRANTOR'S NAME AND ADDRESS

ALBERT DOELKER & THERESA DOELKER  
2549 Berkeley  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

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## SUBJECT TO:

13493

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. 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."
4. 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.
5. 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 255, page 316, Deed Records of Klamath County, Oregon.
6. Transmission line easement, including the terms and provisions thereof, given by Harry R. Waggoner, also known as H. R. Waggoner and Norma Elain 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 easements assigned by 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.
7. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: December 7, 1979  
Recorded: December 7, 1979  
Volume: M79, page 28289, Microfilm Records of Klamath County, Oregon  
Amount: \$46,455.00  
Mortgagor: Larry V. Fagerland and Alta M. Fagerland, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P26906)

The grantees appearing on the reverse of this deed agree to assume said Mortgage and to pay said Mortgage in full, and further agree to hold grantors harmless therefrom.

"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 \_\_\_\_\_ 26th day  
of August A.D., 19 85 at 11:10 o'clock A.M., and duly recorded in Vol. M85  
of Deeds on Page 13492

FEE \$9.00

Evalyn Biehn,  
By \_\_\_\_\_

County Clerk

Pam Smith