

52547

NTC 15399K

WARRANTY DEED

Vol 188

Page 13626

KNOW ALL MEN BY THESE PRESENTS, That DAVID LEE PUMEL and HELEN PUMEL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LELAND D. HON and DOROTHY M. HOGAN, not as tenants in common, but with the right of survivorship 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 6 in Block 5, TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/90th interest in and to Lot 12, Block 4, IRISH BEND.

"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 \$ 43,400.00

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 26th 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 David Lee Pumel

DAVID LEE PUMEL

X Helen Pumel

HELEN PUMEL

STATE OF OREGON,

County of Klamath } ss.  
August 26th, 19 85

STATE OF OREGON, County of } ss.  
August 26th, 19 85

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 \_\_\_\_\_

Personally appeared the above named DAVID LEE PUMEL and HELEN PUMEL

and acknowledged the foregoing instrument to be their voluntary act and deed.

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires: 2/18/89

David Lee Pumel & Helen Pumel

P.O. Box 77  
Chiloquin, OR 97624  
GRANTOR'S NAME AND ADDRESS

Leland D. Hon & Dorothy M. Hogan  
P.O. Box 703  
Chiloquin, OR 97624  
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,

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.

Recording Officer

By \_\_\_\_\_

Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Restrictions as contained in plat dedication, to wit:  
 "Said plat being subject to the following restrictions: (1) 25 foot building setback from all front lot lines and all side lot lines adjacent to a street; (2) 16 foot 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 to the County Commissioners when adjoining property is developed; (4) All sanitary facilities subject to the approval of the County Sanitarian; (5) Lot 21 of Block 4 will be restricted for river access and recreational purposes and there will be no dwelling 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 the 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 (No exact location given)
4. Declaration of Restrictions, including the terms and provisions thereof,  
 recorded: May 9, 1973, in Volume M73, page 5588, Microfilm Records of Klamath County, Oregon.
5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
 Dated: September 6, 1984  
 Recorded: September 14, 1984  
 Volume: M84, page 15958, Microfilm Records of Klamath County, Oregon  
 Re-recorded: October 8, 1984  
 Volume: M84, page 17300, Microfilm Records of Klamath County, Oregon  
 Amount: \$37,400.00  
 Grantor: David Lee Pumel and Helen Pumel, husband and wife  
 Trustee: Mountain Title Co., Inc.  
 Beneficiary: Charles M. Randall

The Grantees named on the reverse side of this deed hereby agree to assume and pay in full the above described Trust and the Grantees further agree to hold the Grantors harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
 of August A.D., 19 85 at 10:29 o'clock A M., and duly recorded in Vol. M85  
 of Deeds on Page 13626

FEE \$9.00

Evelyn Biehn,  
 By \_\_\_\_\_

County Clerk

*Sam Smith*