

ATE 528191

52871

WARRANTY DEED

Vol. 1485 Page 14197

KNOW ALL MEN BY THESE PRESENTS, That LORRAINE L. ANDERSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ESTHER L. DAVIS

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 41, LOMA LINDA HEIGHTS TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

(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

SEE ATTACHED EXHIBIT "A"

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 \$18,000.00. 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 ①, 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 14th 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.

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 CALIFORNIA

COUNTY OF SOLANO } SS.

On AUGUST 19, 1985 before me, the undersigned, a Notary Public in and for said County and State, personally appeared LORRAINE L. ANDERSON

to be the person whose name subscribed to the within instrument and acknowledged that she executed the same.

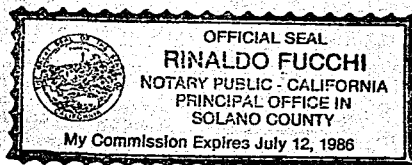
Signature

Rinaldo Fucchi

Name (Typed or Printed)

Notary Public in and for said County and State  
LORRAINE L. ANDERSON

FOR NOTARY SEAL OR STAMP



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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

GRANTOR'S NAME AND ADDRESS

ESTHER L. DAVIS

GRANTEE'S NAME AND ADDRESS

After recording return to:

ESTHER L. DAVIS  
545 PACIFIC TERRACE  
KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

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

ESTHER L. DAVIS  
545 PACIFIC TERRACE  
KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

25 SEP 5 PM 3 40

Use 166 (G.S.) Act. Individual (Rev. 12-63) Staple

## EXHIBIT "A"

## SUBJECT TO:

- ~~1. Taxes for the year 1984-85 payable, plus interest.~~
- ~~2. Nuisance Lien, in favor of The City of Klamath Falls  
Entered : September 26, 1980  
Amount : \$105.00, plus interest, which Grantee herein assumes and  
agrees to pay.~~
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Loma Linda Heights.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof
 

Recorded	: August 5, 1955	Book: 276	Page: 330
Amended	: January 5, 1956	Book: 280	Page: 263
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof
 

Recorded	: February 21, 1955	Book: 272	Page: 375
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6. An easement created by instrument, including the terms and provisions thereof,
 

Dated	: November 20, 1956		
Recorded	: December 17, 1956	Book: 288	Page: 492
In favor of	: California Oregon Power Company		
For	: Right of way for transmission and distribution of electricity and communications over Southwesterly 8 feet of Lot 41		

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 5th day  
 of September A.D., 19 85 at 3:40 o'clock P M., and duly recorded in Vol. M85,  
 of Deeds on Page 14197

FEE \$9.00

Evelyn Biehn, County Clerk  
 By Pam Smith