

52887

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

FOREST PRODUCTS FEDERAL CREDIT UNION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS C. ATONDO and LINDA K. ATONDO, 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:

The North 68.95 feet of the East 134 feet of Tract 18 and the South 16.13 feet of the East 134 feet of Tract 17 of HOMEDALE TRACTS, 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)

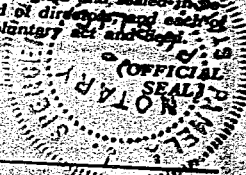
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances 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 \$ 49,000.00. 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). 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 5th day of September, 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.

Forest Products Federal Credit Union
By: Michel P. Coleman
Financial Services Mgr.

STATE OF OREGON, County of Klamath) ss.
9/5/85

Personally appeared Michel P. Coleman, who, being duly sworn, did say that he is the Financial Services Mgr. of Forest Products Federal Credit Union.

FEDERAL CREDIT UNION
and that the seal affixed to the foregoing instrument is the official seal of said corporation and that said instrument was signed and sealed in the half 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:
Camela Spence
Notary Public for Oregon
My commission expires 8/16/88



STATE OF OREGON, County of) ss.
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Personally appeared the above named

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

Before me:
Notary Public for Oregon
My commission expires:

FOREST PRODUCTS FEDERAL CREDIT UNION

GRANTOR'S NAME AND ADDRESS
LOUIS C. ATONDO AND LINDA K. ATONDO
3626 Madison
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME, ADDRESS, ZIP

Unless a change is requested all tax statements shall be sent to the following address:

GRANTEE

NAME, ADDRESS, ZIP

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/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By: Recording Officer
Deputy

MOUNTAIN TITLE COMPANY INC

14239

SUBJECT TO:

1. Taxes for the fiscal year 1985-86, a lien, not yet due and payable.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District.
5. Reservations and restrictions in Deed from M. G. MacNevin to Chas. M. Seward, recorded in Volume 100, page 76, Klamath County, Deed Records as follows:
"Subject to any right of way easement heretofore granted to the California Oregon Power Company and subject to all claims of the Enterprise Irrigation District for the construction of canals for water for irrigation and/or drainage purposes. The right to enter upon to construct and maintain irrigation ditches and divert irrigation water through the lands herein before described is hereby reserved, also the right to maintain and construct ditches and pipelines over, under or across said lands for domestic water."
6. Easement for water pipeline, including the terms and provisions thereof, given by August P. Floss to Arthur P. Kitt et ux by instrument recorded May 14, 1958 in Volume 299, page 379, Deed Records of Klamath County, Oregon.
"...grantor also gives and grants unto said grantees, the right, privilege and easement for installation and maintenance of a water pipeline over and across the West 2 feet of the East 134 feet of Tract 17 and the West 2 feet of the North 52:82 feet of the East 134 feet of Tract 18, HOMEDALE ADDITION."

"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 _____
of September A.D., 19 85 at 8:56 o'clock A M., and duly recorded in Vol. 14238
of Deeds on Page _____

FEE \$9.00
By Evelyn Biehn, County Clerk

STATE OF OREGON

CLERK OF COUNTY OF KLAMATH

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