

54267

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED


Vol. 1185 Page 16502

KNOW ALL MEN BY THESE PRESENTS, That HENRY J. CALDWELL JR. & DEBORAH L. CALDWELL

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by. GLENN W. VEST & DEANNA L. VEST, 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 21, Block 4, TRACT NO. 1037, FIFTH ADDITION TO SUNSET VILLAGE, 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

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 \$ 61,000.00. 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 11th day of October, 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)

Henry J. Caldwell Jr.
Henry J. Caldwell Jr.

Deborah L. Caldwell by Henry J. Caldwell Jr.
Her Attorney-in-Fact
Deborah L. Caldwell, by Henry J. Caldwell Jr.
STATE OF OREGON, County of her Attorney-in-fact ss.

STATE OF OREGON,

County of Klamath } ss.10/11, 1985

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 _____, a corporation, 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: 8/16/88

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

HENRY J. CALDWELL JR. & DEBORAH L. CALDWELL

GRANTOR'S NAME AND ADDRESS

GLENN W. VEST & DEANNA L. VEST

3572 Coronado
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, } 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 _____ 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:

1. Taxes for the fiscal year 1985-1986, 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 Sunset Lighting District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
6. Building setback line 25 feet from street as shown on dedicated plat.
7. Public utilities easement along rear 8 feet as shown on dedicated plat.
8. Reservations and easements as contained in plat dedication, to wit:
 "(1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage; (2) No changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns; (3) Building setback lines as shown on the annexed plat; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
9. 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 June 13, 1972 in Volume M72, page 6318, Microfilm Records of Klamath County, Oregon.
10. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property 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 October _____ A.D., 19 85 at 2:08 o'clock P M., and duly recorded in Vol. M85
 of Deeds _____ on Page 16502

FEE \$9.00

EVELYN BIEHN County Clerk

By Berntha J. Selach