

54661

WARRANTY DEED

Vol. 1485 Page 17189

Oregon corporation

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH VENTURE CAPITAL, INC., an  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 TERRY L. WILLIAMS and MARILYN K. WILLIAMS, 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the  
 office of the County Clerk of Klamath County, Oregon.

"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."

## 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

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 \$ 34,500.00  
 (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 22nd day of October, 1985;  
 KLAMATH VENTURE CAPITAL, INC.

By: Fred H. Kepner, President

By: Lucile F. Kepner, Secretary

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of } ss.  
October 22, 1985

Personally appeared the above named

and acknowledged the foregoing instru-  
ment to be voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath  
October 22, 1985Personally appeared  
LUCILE F. KEPNEReach for himself and not one for the other and say that the former is the  
President and that the latter is the  
Secretary of

KLAMATH VENTURE CAPITAL, INC., 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 be-  
 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:

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

(OFFICIAL  
SEAL)

Klamath Venture Capital, Inc.  
 P.O. Box 673  
 McCloud, CA 96057

GRANTOR'S NAME AND ADDRESS

Terry L. Williams & Marilyn K. Williams  
 P.O. Box 1004  
 Klamath Falls, OR 97601

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 instru-  
 ment 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

- continued from the reverse side of this deed -

## SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District.
4. Subject to reservations and restrictions as contained in instrument dated May 9, 1939, and recorded September 23, 1940, in Volume 132 at page 148, Deed Records of Klamath County, Oregon, wherein Idella Harnden is grantor and Harry L. Watts et ux is grantee, to wit:  
"Subject to the following restrictions: To an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. To the restriction that no dwelling house shall be placed upon said land to cost less than \$1000.00; that such dwelling shall be finished in a 6yrkmanlike manner; shall be painted outside and shall be set back at least 30 feet from property line on street."
5. Subject to an unrecorded Contract, including the terms and provisions thereof, dated July 30, 1974, wherein Clifford L. Heatley and Norma V. Heatley, husband and wife, are vendors and Lucile F. Kepner, is vendee.

The Grantees named on the reverse side of this deed do not agree to assume or pay the above described unrecorded Contract and the Grantor named herein agrees to hold the Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 22nd day  
of October A.D., 19 85 at 4:17 o'clock P M., and duly recorded in Vol. M85  
of Deeds on Page 17189.

FEE \$9.00

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

County Clerk

Pam Smith