| | THESE PRESEN | WARRANTY DEED | IAGE MOBILE HOMES | _Page_17 | 328 |
|--|---|---|--|--|------------------------|
| Oregon Corporation | n or the consideration | | LINE HOBILE HOMES | , INC., an | |
| the grantee, does hereby drant | | n nereinafter state | d, to grantor paid by | JAMES H. PATTON | [|
| assidne that and the | bargain, sell and | CORVEY unto the | | ······· hereinafter | called |
| de la companya de la | | and Stat | e of Oregon, described | elening belonging o | s and or ap- |
| See legal descript | ion as it app | ears on the re | Werse of the | 1010W3, 10-WIE: | |
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| ins ins | strument in violation | for allow use of the p | roporty described in this laws and regulations. | | |
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| grantor is lawfully seized in fee sin shown on the reverse land, if any, as of | of this deed | and those of | record and opper | inces EXCEPT as | nal |
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| and demands of all persons whoms The true and actual conside [®] However, the actual conside | soever, except tho: | se claiming under | the above described | gainst the lawful claim | ms 🛛 |
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| [©] However, the actual consideratio the consideration (indicate where the construing this deed and we have a set of the construing this deed and we have the construing the | nich). ⁽⁾ (The sentence | includes other p | operty or value giver | or promised which | · |
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| if a corporate grantor, it has caused order of its board of directors. | to be si | gned and seal affin | ted by its officers, duly | authorized thereto F | |
| If executed by a corporation, | | Stand | ne (A. Comell | | y y |
| fix corporato seal) | | Carriage | Mobile Homes, Inc | | |
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| County of |) ss. | TATE OF OREGON | County of Klamath |) a . | A |
| , 19 | ***** | Personally appea | | D | 2 |
| | | | redTHEODORE J | PADDOCK | |
| Personally and | 383 | ioloxiox shireselt years a | The second se | who, being duly sworn, | |
| Personally appeared the above named | **** | | second contraction of the second s | | . 16 |
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MOUNTAIN TITLE COMPANY INC

MOUNTAIN TITLE COMPANY INC.

Lot 1, Block 2, TRACT NO. 1203, COUNTRY VILLAGE, according to the 1732 official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM a tract of land situated within Lot 1, Block 2, TRACT 1203, COUNTRY VILLAGE, a duly recorded subdivision, said tract more particularly described as follows:

DIES VIPERANS

1.447

SILLE

Beginning at a point on the Easterly right of way line of Debbie Drive, said point being North 208.45 feet from the Southwest corner of said Lot 1, said point also situated South 74°22'53" West 815.93 feet from the Northeast corner of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence along the arc of a curve to the left (radius = 230.00 feet, central angle = $01^{\circ}02'20''$) 4.17 feet; thence East 72.04 feet; thence South 50.00 feet; thence West 72.00 feet; thence North 45.83 feet to the point of beginning, with bearings based on said Tract

SUBJECT TO:

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Taxes for the fiscal year 1985-1986, due and payable. 1.

2. Taxes for the fiscal year 1984-1985, delinquent. Amount: \$98.40 plus interest. Account No.: 3908-12A0-0400

3. Taxes for the fiscal year 1983-1984, delinquent. Amount: \$67.08, plus interest. Account No.: 3908-12A0-0400

4. Taxes for the fiscal year 1982-1983, delinquent. Amount: \$75.28, plus interest. Account No.: 3908-12A0-0400

5. Covenants, conditions and restrictions, as shown on the recorded plat, as follows:

"said plat being subject to: (1) Easements for future public utilities as shown on said plat; (2) Building setbacks shall comply with the Klamath County Article 81 for SP-1 Zone; (3) 1.0 foot reserve strip and 1.0 foot street plugs as shown on the annexed plat to be dedicated, donated and conveyed to Klamath County and to be designated as public street when the County governing body deem it necessary; (4) No vehicular access from Lot 1, Block governing body deem it necessary; (4) no venicular access from body, block 1 to Orindale Road; (5) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

6. A 16' utility easement as delineated on the recorded plat.

7. Restrictive covenants regarding underground utilities, imposed by instrument,

Recorded: March 1, 1983 Volume: M83, page 3079, Microfilm Records of Klamath County, Oregon

8. An easement created by instrument, including the terms and provisions thereof, Recorded: January 21, 1957

Volume: 289, page 225, Deed Records of Klamath County, Oregon In favor of: The California Oregon Power Company, a California corporation For: 225' wide electric transmission line easement

GRANTEE HEREIN AGREES TO ASSUME ALL DELINQUENT TAXES.

STATE OF OREGON: COUNTY OF KLAMATH:

| Filed for | record at request of | | |
|-----------|----------------------|--|----|
| of | October A.D. | 85 st 2+16 the 24th | |
| | of | 85 at 2:16 o'clock P M., and duly recorded in Vol. M35 | Ŋ |
| FEE | \$9.00 | | -• |
| | 39.00 | Evelyn Biehn County Clerk | |
| | | - 10m mille | |