

54741

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

Vol. 133 Page 17328

KNOW ALL MEN BY THESE PRESENTS, That

CARRIAGE MOBILE HOMES, INC., an

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES H. PATTON, 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:

See legal description as it appears on the reverse of this deed.

"This instrument will not allow use of the property described in this instrument in violation of applicable 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.

(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 \$13,500.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 22nd 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)

Theodore J. Paddock
Carriage Mobile Homes, Inc.

By: Theodore J. Paddock, President

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath

October 22, 1985

Personally appeared THEODORE J. PADDOCK

who, being duly sworn, did say that he is the president and that the latter is the secretary of CARRIAGE MOBILE HOMES, INC.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed to 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:

Camela Saence
Notary Public for Oregon

My commission expires:

8/16/88

CARRIAGE MOBILE HOMES, INC.

GRANTOR'S NAME AND ADDRESS

JAMES H. PATTON

5711 S. 6th

Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME, ADDRESS, ZIP

GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

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.

Recording Officer

By _____

Deputy

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

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Lot 1, Block 2, TRACT NO. 1203, COUNTRY VILLAGE, according to the 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:

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°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 1203, COUNTRY VILLAGE.

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, due and payable.
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 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, including the terms and provisions thereof,
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,
Dated: January 16, 1957
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: ss.

Filed for record at request of _____
of October A.D., 19 85 at 2:16 o'clock P M., and duly recorded in Vol. M85
of Deeds on Page 17328

FEE \$9.00

Evelyn Biehn County Clerk
By [Signature]