

54796

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That STEVEN L. KLEIN AND ELIZABETH G. KLEIN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD F. BELNAP AND SHARI H. BELNAP, 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 20 in Block 4, TRACT NO. 1035, GATEWOOD, 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.

(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 those of record and apparent of the land as of the date of this deed and those stated on the reverse side of this document,

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 \$ 50,000.00

Howsoever the actual consideration consists of or includes other property or value, in whole or in part, which is not stated in the consideration (which) (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 25th 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)

STATE OF OREGON,  
County of Klamath } ss.  
October 25, 1985

Steven L. Klein  
Elizabeth G. Klein  
STATE OF OREGON, County of } ss.  
October 25, 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 \_\_\_\_\_

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:

Personally appeared the above named Steven L. Klein and Elizabeth G. Klein and acknowledged the foregoing instrument to be their a voluntary act and deed.

Before me: \_\_\_\_\_

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 10-13-86

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Steven G. & Elizabeth Klein

GRANTOR'S NAME AND ADDRESS

Ronald F. & Shari H. Belnap

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath First Federal Savings and Loan  
2943 South Sixth Street  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Same as above

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/ref. number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY INC.

17432

1. Taxes for the fiscal year 1985-1986, a lien, due and payable.  
Amount: Unavailable Account No.: 3909-14AC-5300  
Key No.: 570910

Any additional taxes which are not shown as existing liens by the public records and may be levied at a later date.

2. Right of Way, including the terms and provisions thereof, from H. E. Ankeny et ux, and R. E. Cantrall, et ux, to United States of America, dated June 26, 1905, recorded May 18, 1907 in Volume 22, page 479, Deed Records of Klamath County, Oregon. (No specific location of record)

3. A 5 foot utility easement along the North lot line as shown on dedicated plat.

4. Restrictions as contained in plat dedication, to wit:  
"Subject to a 25 foot building setback line along side street lines; easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; no changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns."

5. 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 May 17, 1973 in Volume M73, page 5995, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of October A.D., 19 85 at 3:31 o'clock P M., and duly recorded in Vol. M85  
of Deeds on Page 17431

FEE \$9.00

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

County Clerk

*[Signature]*