

54911

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED REDMON and MARYLOU REDMON, 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 3, Block 4, TRACT NO. 1103, EAST HILLS ESTATES, 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 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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 64,500.00

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 @, 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 9th 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 corporate officer, affix corporate seal)



OFFICIAL SEAL
LEO R FEUER
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires FEB 13, 1989

R. Arnold Thexton

STATE OF OREGON
County of California

October 9, 1985

Personally appeared the above named R. Arnold Thexton

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for OREGON California
My commission expires:

R. Arnold Thexton

GRANTOR'S NAME AND ADDRESS

Fred Redmon & Marylou Redmon
2018 Dawn Drive
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

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

County of Orange

October 9, 1985

Personally appeared R. Arnold Thexton 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:

Leo R. Feuer
Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of

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

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet 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. Reservations, restrictions and easements, as contained in plat dedication, to wit:
 "(1) Easements for future public utilities and drainage as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities and drainage; (2) Said lands are within the Basin View Drainage District; (3) A 25 foot building setback line of the front of all lots and a 20 foot building setback line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any protective covenants."
4. Building setback lines and public utility easements as shown on dedicated plat.
5. 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 January 30, 1976 in Volume M76, page 1419, Microfilm Records of Klamath County, Oregon, and amended March 10, 1976 in Volume M76, page 3417, Microfilm Records of Klamath County, Oregon.
6. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Basin View Drainage District.
7. Subject to a 16 foot utility easement over West lot line as shown on dedicated plat.
8. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
 Dated: February 13, 1978
 Recorded: February 13, 1978
 Volume: M78, page 2668, Microfilm Records of Klamath County, Oregon
 Amount: \$37,500.00
 Grantor: Paul F. Burkey, Jr. and Judith L. Burkey, husband and wife
 Trustee: William Sisemore
 Beneficiary: Klamath First Federal Savings and Loan Association

The beneficial interest in the above mentioned Trust Deed was assigned by instrument dated September 28, 1981, recorded September 28, 1981 in Volume M81, page 17273, Microfilm Records of Klamath County, Oregon
 To: Jackson County Federal Savings and Loan Association

The Grantees appearing on the reverse of this deed agree to assume said Trust Deed, and to pay said Trust Deed in full, and further agree to hold sellers harmless therefrom.

CONTINUED ON ATTACHED SHEET

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9.. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,

Dated: September 28, 1979

Recorded: September 28, 1979

Volume: M79, page 23069, Microfilm Records of Klamath County, Oregon

Amount: \$6,000.00

Mortgagor: R. Arnold Thexton and Saundra J. Thexton

Mortgagee: First Federal Savings and Loan Association
SAID MORTGAGE BUYERS DO NOT AGREE TO ASSUME AND PAY.

10. Deed of Trust, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,

Dated: November 30, 1981

Recorded: December 4, 1981

Volume: M81, page 20826, Microfilm Records of Klamath County, Oregon

Amount: \$10,000.00

Grantor: R. Arnold Thexton and Saundra J. Thexton, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association
SAID TRUST DEED BUYERS DO NOT AGREE TO ASSUME AND PAY.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ October _____ A.D. 19 85 at 2:31 o'clock P. M., and duly recorded in Vol. M85
of _____ Deeds on Page 17616

FEE \$13.00

Evelyn Biehn

County Clerk

By _____