

55384

WARRANTY DEED

MT-155141

KNOW ALL MEN BY THESE PRESENTS, That
W. Felix Peace and Norma J. Peace, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Thomas W. Torres and Sheryl A. Torres, 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 5 in Block 8, FIRST ADDITION TO CYPRESS VILLA, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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
set forth on the reverse 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 \$ 84,900.00.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 14th day of November, 19 85;
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, } ss.
County of Klamath
November 14th, 19 85.

Personally appeared the above named
W. Felix Peace and Norma J.
Peace

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

Before me:
(OFFICIAL SEAL) [Signature]
Notary Public for Oregon
My commission expires: 7/14/89

STATE OF OREGON, County of _____, 19 _____ ss.

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 _____

_____ 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

W. Felix Peace and Norma J. Peace

GRANTOR'S NAME AND ADDRESS
Thomas W. Torres and Sheryl A. Torres
4461 Day Drive
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS
After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____
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.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer
By _____ Deputy

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

80181259
Subject to:

18464

- 1 The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
- 2 The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
- 3 City water use charges, if any, due to the City of Klamath Falls.

4. Reservations, restrictions and easements as contained in plat dedication, to wit:
"Subject to the following restrictions: 16 foot easements for future public utilities as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities; building setback lines as shown on the annexed plat; 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;
additional restrictions as provided in the recorded protective covenants. We further dedicate and convey to the public easements for construction and maintenance of irrigation ditches as shown on said plat, and this plat is approved subject to the following conditions: (1) The owners of the land in this subdivision, their heirs and assigns in whom title may be vested, shall always at their own expense properly install, maintain and operate such irrigation system; (2) The Klamath Irrigation District, its successors and assigns, and the United States, person, firm or corporation operating the irrigation works of the Klamath Irrigation District, shall never be liable for damage caused by improper construction, operation or care of such systems or for lack of sufficient water for irrigation; (3) The liability of the operators of the Klamath Irrigation District shall be limited to the delivery of water at established outlets of the USBR Canal; (4) The lands will always be subject to irrigation assessments whether or not irrigation water is furnished."

"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 title to the property should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON: COUNTY OF KLAMATH: 88.

Filed for record at request of _____
of November _____ A.D. 19 85 at 10:58 o'clock A M., and duly recorded in Vol. M85
of Deeds _____ on Page 18463

FEE \$9.00

Evelyn Biehn, County Clerk
By 