

55410

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Gary D. Airhart and Janine M. Airhart, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gary D. Airhart and Janine M. Airhart, Husband and Wife 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 12, Block 2, Tract 1120, Second Addition to East Hills Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

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 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 \$ Clarification Deed. 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 92.020.)

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 15th 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.

Gary D. Airhart
Gary D. Airhart

Janine M. Airhart
Janine M. Airhart

STATE OF OREGON,
County of Klamath } ss.
November 15, 19 85.

STATE OF OREGON, County of _____) ss.
November 15, 19 _____

Personally appeared the above named Gary D. Airhart and Janine M. Airhart and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/14/89

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

Gary D. Airhart and Janine M. Airhart
2123 Kimberly Drive
Klamath Falls, Oregon 97603
GRANTOR'S NAME AND ADDRESS
Gary D. Airhart and Janine M. Airhart
2123 Kimberly Drive
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Gary D. Airhart and Janine M. Airhart
2123 Kimberly Drive
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Gary D. Airhart and Janine M. Airhart
2123 Kimberly Drive
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 15th day of November, 1985, at 3:21 o'clock P.M., and recorded in book M85 on page 18507 or as file/reel number 55410. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith Deputy

Fee: \$9.00

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

SUBJECT TO:

1. Taxes for the fiscal year 1985-86, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Basin View Drainage District.
4. Utility easements as shown on dedicated plat.
5. Subject to reservations and restrictions, including the terms and provisions thereof, as contained in plat dedication, to wit:
 "Subject to: (1) Easements for future public utilities, drainage and television cable as shown on annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities, drainage and television cable; (2) Said lands are within the Basin View Drainage District and are subject to all the rules, regulations and assessments of said drainage district; (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (4) All easements and reservations of record.
6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or natural origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M77, page 2856, Microfilm Records 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."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 15th day
 of November A.D., 19 85 at 3:21 o'clock P M., and duly recorded in Vol. M85
 of Deeds on Page 18507.

FEE \$9.00

Evelyn Biehn County Clerk
 By *[Signature]*