

55795

Vol. 185 Page 19428

KNOW ALL MEN BY THESE PRESENTS, That NORMA JEAN BUTTS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUSSELL W. DAHL and LAYVONNA V. DAHL, 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:

The Easterly 85 feet of Lots 1 and 2, Block 5, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom the Northerly 5 feet thereof conveyed to Klamath County for road purposes by Deed Volume 300, page 379, Records of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of the laws and regulations, nor acquiring fee ownership of county"

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 \$ 22,000.00

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 25th day of November, 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)

Norma Jean Butts
Norma Jean Butts

STATE OF OREGON,

County of Klamath

11/25, 1985

Personally appeared the above named
Norma Jean Butts

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

Notary Public for Oregon
My commission expires: 8/16/88

Norma Jean Butts

GRANTOR'S NAME AND ADDRESS

Russell W. Dahl & Layvonna V. Dahl
P.O. Box 495
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

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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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

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.

By

Recording Officer
Deputy

SUBJECT TO:

19429

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. Reservations and restrictions contained in deed from A. L. Wishard, et ux dated September 19, 1925, recorded September 21, 1925 in Volume 67, page 432, Deed Records of Klamath County, Oregon, as follows:
"That they will not at any time hereafter, construct upon the lands hereinbefore described any buildings of any kind or description whatsoever, at a distance of less than thirty (30) feet from Altamont Drive nor of a distance of less than twenty (20) feet from Third Avenue, and that they will not construct or erect upon the lands hereinbefore described, any dwelling house which is of a value of less than Two Thousand Dollars (\$2,000.00) and the right is hereby reserved to enter upon and construct irrigation ditches along the property lines of the lands hereinbefore described."
4. Subject to the terms and provisions of Real Estate Contract, dated August 15, 1974 wherein Theodore J. Paddock and Mary Paddock are vendors and Norma Jean Butts is vendee.

The Grantee appearing on the reverse of this deed does NOT agree to assume said Contract, and seller herein shall hold grantee harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ November _____ A.D., 19 85 at 11:36 o'clock A M., and duly recorded in Vol. _____ day
FEE \$9.00 of Deeds _____ on Page 19428
Evelyn Blehn, _____ M85
By _____ County Clerk

Pam Smith