

ATC-8-29265

55851



Vol. 1485 Page 19491

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

CLARK D. PEDERSON and KENT L. PEDERSON

convey(s) to KENT L. PEDERSON and DANA M. PEDERSON, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as: all that real property situated in the

See Attached Exhibit "A"

85 NOV 27 AM 11 48

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See Attached Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ to clear title. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (Indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural. IN WITNESS WHEREOF, the grantor has executed this instrument this 22nd day of November, 19 85.

Clark D. Pederson

Kent L. Pederson

STATE OF OREGON, County of Klamath, ss. November 22, 19 85.

Personally appeared the above named Clark D. Pederson + Kent L. Pederson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan A. Davis
Notary Public for Oregon

My Commission Expires: 6-2-88

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. + Mrs. Kent L. Pederson
1120 Monclair
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Mr. + Mrs. Kent L. Pederson
1120 Monclair
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/roll/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

19492

DESCRIPTION

The Southwesterly 10 feet of Lot 9, and the Northeasterly 40 feet of Lot 10, Block 11, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, described as follows:

Beginning at a point in the Westerly line of MonClaire Street 10 feet in a Northeasterly direction from the most Southerly corner of Lot 9, Block 11, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and running in a Northwesterly direction parallel with the Southerly line of said Lot 9, 100 feet to the Westerly line of Lots 9 and 10 in said Block 11, 50 feet; thence Southeasterly and parallel with the line between said Lots 9 and 10, 100 feet to the Westerly line of MonClaire Street; thence Northeasterly along the Westerly line of MonClaire Street, 50 feet to the place of beginning.

EXCEPTING and reserving, however, a strip of land 6 feet in width off the Northwesterly end of the above described tract to be used as an alley.

Subject to:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of Hot Springs Addition.
3. Reservations and restrictions set forth in Deeds to Lots 9 and 10, Block 11, from Hot Springs Improvement Company to G. W. White, dated December 1, 1906 and October 26, 1906, respectively, and recorded in Book 21 at page 568 and Book 21 at page 436, respectively.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of November _____ A.D. 19 85 at 11:48 o'clock A M., and duly recorded in Vol. M85
of _____ Deeds on Page 19491 day

FEE \$9.00

Evelyn Biehn,
By _____

County Clerk
Pam Smith