

56187

WARRANTY DEED

Vol 185 Page 2

KNOW ALL MEN BY THESE PRESENTS, That STEPHANIE J. FIEBING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 STEPHANIE J. FIEBING and JENNI L. WARNER, 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 14, Block 10, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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
 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,

and that
 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 \$ 53,000.00

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 9th day of December, 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.

Stephanie J. Fiebing

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

12/9, 1985

Personally appeared the above named
Stephanie J. Fiebing

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

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

Stephanie J. Fiebing

GRANTOR'S NAME AND ADDRESS

Steven M. Warner & Jenni L. Warner
 5101 Anteny St.
 Klamath Falls, OR 97603

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) ss.

Personally appeared

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:

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:

1. Taxes for the fiscal year 1985-1986, due and payable.
Amount: \$984.59, plus interest, partially paid
Account No.: 3909-14CA-12300

2. An easement created by instrument, including the terms and provisions thereof,

Dated: June 26, 1905

Recorded: May 18, 1907

Volume: 22, page 479, Deed Records of Klamath County, Oregon

In favor of: United States of America

No specific location of record

3. An easement created by instrument, including the terms and provisions thereof,

Dated: May 1, 1945

Recorded: May 15, 1945

Volume: m76, page 284, Deed Records of Klamath County, Oregon

In favor of: California Oregon Power Company

For: Right of way for pole lines

No specific location of record

4. Reservations, restrictions and easements as contained on plat dedication, to wit:

"All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording; easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants and all storm drainage structures, sanitary facilities, streets and roads are to be constructed to Klamath Falls City approved standards. Responsibility for maintenance of all constructed improvements dedicated by the owners to the public shall be vested in the owners, their successors and/or assigns until such constructed improvements have been accepted by the City of Klamath Falls, and maintenance thereof has been acknowledged by resolution of the City Council. Unimproved streets, roads and ways shall be maintained by the owners, their successors and/or assigns until the same have been improved to the then current standards of the City of Klamath Falls."

5. Covenants, conditions and restrictions and easements, but omitting restrictions if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, 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 10th day
of _____ December A.D., 19 85 at 10:24 o'clock A.M., and duly recorded in Vol. M85
of _____ Deeds on Page 20037

FEE \$9.00

Evelyn Biehn,
By _____

County Clerk

R. M. Smith