

56416

WARRANTY DEED

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD N. EMARD and ANNE M. EMARD, 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 N 1/2 W 1/2 of Lot 14, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING the West 30 feet in roadway.

"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."

## MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -  
(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 stated on the reverse side 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 \$ 35,742.42

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 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 25 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

(If executed by a  
officer corporate seal)



STATE OF CALIFORNIA  
County of Sacramento } ss.  
November 25, 1985

Personally appeared the above named RICHARD N. EMARD and ANNE M. EMARD, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Marlene Kay Crawford*  
Notary Public for California  
My commission expires: March 31, 1989

*Richard N. Emard*  
RICHARD N. EMARD

*Anne M. Emard*  
ANNE M. EMARD

STATE OF OREGON, County of } ss.  
November 25, 1985

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 \_\_\_\_\_

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)

Richard N. Emard & Anne M. Emard  
9504 Tonkin  
Orangvale, CA 95662

GRANTOR'S NAME AND ADDRESS  
Richard A. Lawrence & Patricia A. Lawrence  
P.O. Box 549  
Chiloquin, OR 97623

GRANTEE'S NAME AND ADDRESS  
After recording return for  
SAME AS GRANTEE

NAME, ADDRESS, ZIP  
If a change is requested all fee statements shall be sent to the following address:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 1985,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/record number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

20447

continued from the reverse side of this deed -

20447

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, due and payable.  
Amount: plus interest Account No.: 3507-0700-2200 Key No.: 229586
2. Taxes for the fiscal year 1984-1985, delinquent.  
Amount: \$634.06 plus interest Account No.: 3507-0700-2200 Key No.: 229586
3. Taxes for the fiscal year 1983-1984, delinquent  
Amount: \$548.44 plus interest Account No.: 3507-0700-2200 Key No.: 229586
4. Taxes for the fiscal year 1982-1983, delinquent  
Amount: \$559.65 plus interest Account No.: 3507-0700-2200 Key No.: 229586

The Grantees named herein hereby agree to assume and pay in full all of the above described real property taxes and further agrees to hold the Grantors harmless therefrom.

5. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
6. Grant of Right of Way, including the terms and provision thereof, to The California Oregon Power Company, a California corporation, dated February 8, 1950, in Volume 236, page 562, Deed Records of Klamath County, Oregon.
7. Grant of Right of Way, including the terms and provisions thereof, dated December 1, 1952, recorded December 8, 1952, in Volume 258, page 170, Deed Records of Klamath County, Oregon.
8. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: June 6, 1978  
Recorded: June 6, 1978  
Volume: M78, page 12054, Microfilm Records of Klamath County, Oregon  
Amount: \$32,000.00  
Grantor: Scott Richards, a single man  
Trustee: William Sisemore  
Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees named herein hereby agree to assume and pay in full the above described Trust Deed and further agree to hold the Grantors named herein harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of December \_\_\_\_\_ A.D., 19 85 at 9:13 o'clock A M., and duly recorded in Vol. M85  
of \_\_\_\_\_ Deeds on Page 20446

FEE \$9.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_