

56500

ATC-#M29385

Vol 1185 Page 20589

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID MERCER and CAROL MERCER, 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:

Lot 18, Block 14, Tract No. 1064, GATEWOOD FIRST ADDITION, in the County of Klamath, State of Oregon.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY HEREIN DEED IN THE FUTURE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THIS INSTRUMENT. ANY ATTEMPT TO VIOLATE THIS INSTRUMENT SHALL BE CONSIDERED A VIOLATION OF THE DEED AND SHALL BE SUBJECT TO THE PENALTIES OF THE DEED. ANY ATTEMPT TO VIOLATE THIS INSTRUMENT SHALL BE CONSIDERED A VIOLATION OF THE DEED AND SHALL BE SUBJECT TO THE PENALTIES OF THE DEED. ANY ATTEMPT TO VIOLATE THIS INSTRUMENT SHALL BE CONSIDERED A VIOLATION OF THE DEED AND SHALL BE SUBJECT TO THE PENALTIES OF THE 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

SEE ATTACHED EXHIBIT "A"

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 \$ 51,400.00. 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 18th day of October, 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)

STATE OF OREGON,

County of _____, ss.

19____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

Robert E. & Karen S. Howard

GRANTOR'S NAME AND ADDRESS

David & Carol Mercer

GRANTEE'S NAME AND ADDRESS

After recording return to:

David & Carol Mercer
5001 Southview
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

David & Carol Mercer
5001 Southview
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Robert E. Howard

Karen S. Howard

STATE OF OREGON, County of Hood River, ss.

10/18

1985

Personally appeared _____ and _____ who being duly sworn,

each for himself and not one for the other, did say that the former is the Robert E. Howard and president and that the latter is the Karen S. Howard 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: 10/22/86

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/reel/volume No. _____ on page _____ or as document/fee/tile/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

20590

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 Gatewood First Addition.
3. Declaration of Conditions and Restrictions recorded September 3, 1976 in Book M-76 at page 13888.
4. An easement recorded May 18, 1907 in Book 22 at page 479.
5. Mortgage, including the terms and provisions thereof, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded November 21, 1979 in Book M-79 at page 27253, which Grantees herein assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ December _____ A.D., 19 85 at 3:47 o'clock P M., and duly recorded in Vol. 18th day
of _____ Deeds _____ on Page 20589

FEE \$9.00

Evelyn Biehn, County Clerk
By _____