

56516

WARRANTY DEED

Vol. 1185 Page 20619

KNOW ALL MEN BY THESE PRESENTS, That JUDITH L. CLAUSSEN who took title as

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FREIDA QUEEN and LYDIA QUEEN VARGAS, not as tenants in common, but with, 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 North 82 feet of the West half of Lot 2 in Block 3 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk 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."

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 \$ 22,000.00

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 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.

(If executed by a corporation, affix corporate seal)

JUDITH L. CLAUSSEN

STATE OF OREGON,

County of Klamath
December 16, 1985

Personally appeared the above named
JUDITH L. CLAUSSEN

and acknowledged the foregoing instrument to be her * voluntary act and deed.

Before me
(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires:
My Commission Expires June 20, 1988

Judith L. Claussen

GRANTOR'S NAME AND ADDRESS

Freida Queen & Lydia Queen Vargas
C/MTC

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.

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) ss.
I certify that the within instrument 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

01008
SUBJECT TO:

continued from the reverse side of this deed -

1. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.
 2. The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Irrigation District.
 3. Restrictions contained in Deed Volume 77, page 40, Records of Klamath County, Oregon, to wit:
"That he will not at any time hereafter, construct upon the lands hereinbefore described, any building of any kind or of any description whatsoever, at a distance of less than thirty (30) feet from Altamont Drive; and that he will not construct or erect upon the land hereinbefore described any dwelling house which is of a value of less than Two thousand dollars (\$2,000.00)."
 4. 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: October 20, 1977
Recorded: November 7, 1977
Volume: M77, page 21360, Microfilm Records of Klamath County, Oregon
Amount: \$17,200.00
Grantor: I. Neil Kempton and Judith L. Kempton, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association, Klamath Falls, Oregon
- The Grantees named herein hereby agree to assume and pay in full the above described Trust Deed as of the date of this deed.
5. A. Federal Tax Lien issued by the Internal Revenue District for Portland in amount herein stated plus penalties, interest and costs filed in the Recorder's Office of Klamath County, Oregon.
Recorded: September 18, 1980
Volume: M80, page 17733, Microfilm Records of Klamath County, Oregon
Serial No.: KF-1270
Amount: \$3,379.83
Debtor: Ivan N. and Judith L. Kempton
 6. A Federal Tax Lien issued by the Internal Revenue District for Portland in amount herein stated plus penalties, interest and costs filed in the Recorder's Office of Klamath County, Oregon.
Recorded: October 7, 1980
Volume: M80, page 19454, Microfilm Records of Klamath County, Oregon
Serial No.: KF-1277
Amount: \$3,131.36
Debtor: Judith L. Kempton
 7. A Federal Tax Lien issued by Internal Revenue District for Portland in the amount herein stated plus penalties, interest and costs filed in the Recorder's Office of Klamath County, Oregon.
Recorded: February 18, 1982
Volume: M82, page 2074, Microfilm Records of Klamath County, Oregon
Serial No.: OB 82-543
Amount: \$345.20
Debtor: Judith L. Kempton
 8. A Federal Tax Lien issued by Internal Revenue District for Portland in the amount herein stated plus penalties, interest and costs filed in the Recorder's Office of Klamath County, Oregon.
Recorded: February 18, 1982
Volume: M82, page 2075, Microfilm Records of Klamath County, Oregon
Serial No.: OB 82-534
Amount: \$1572.65
Debtor: Judith L. Kempton
 9. A Federal Tax Lien issued by Internal Revenue District for Portland in the amount herein stated plus penalties, interest and costs filed in the Recorder's Office of Klamath County, Oregon.
Recorded: March 14, 1984
Volume: M84, page 4134, Microfilm Records of Klamath County, Oregon
Serial No.: 8601-00-61063
Amount: \$4846.83
Debtor: Judith L. Kempton aka Judith Claussen

The Grantee herein does not agree to assume or pay any of the liens mentioned above in #'s 5, 6, 7, 8, and 9 and Grantor herein agrees to hold the Grantees harmless therefrom.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December _____ A.D., 19 85 at 2:22 o'clock P M., and duly recorded in Vol. M85 day
of Deeds _____ on Page 20619

FEE \$13.00

Evelyn Biehn, County Clerk
By Phon Smith