

56968

WARRANTY DEED

Vol 1486 Page 312

KNOW ALL MEN BY THESE PRESENTS, That Arthur A. Beddoo and Doreen A. Beddoo, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daryl J. Kollman and Marta C. Kollman, 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 2 in Block 6 of SECOND ADDITION TO MOYINA, 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."

ON EXCHANGE OF PROPERTY WITH DOREEN A. BEDDOO, HUSBAND AND WIFE

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, *described on reverse side

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 \$ 105,000.00

~~And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, *described on reverse side~~

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 26 day of December, 19 85; 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, attach corporate seal)

Arthur A. Beddoo

Doreen A. Beddoo

STATE OF OREGON,

County of Klamath

December 26, 19 85

STATE OF OREGON, County of

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Personally appeared the above named Arthur A. Beddoo and Doreen A. Beddoo

and acknowledged the foregoing instrument to be their voluntary act and deed

Before me:
Notary Public for Oregon
My commission expires: 5-14-85

Arthur A. and Doreen A. Beddoo
296 Main Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Daryl J. and Marta C. Kollman
6707 Amber Ave.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan Association
540 Main Street, Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Call a change is requested all tax payments shall be sent to the following address.

Klamath First Federal
540 Main
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

SPACE RESERVED
FOR
RECORDER'S USE

at o'clock M., and recorded in book reel 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

By

Deputy

*Encumbrances: (Continued from reverse side)

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District;
2. Right of Way, including the terms and provisions thereof, recorded April 5, 1940 in Volume 128, page 267 and June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon, in favor of the California Oregon Power Company. For: Transmission line Affects: No location given
3. Utility easements as shown on dedicated plat. (Affects rear 8 feet)
4. Restrictions and easements contained in plat dedication, to-wit: "A 20 foot building setback line on all fronting streets and a 15 foot building setback on all side line streets, public utilities easements as shown on annexed plat, total heights of a building is limited to 18 feet above the top of the foundation."
5. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
6. Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ January _____ A.D. 19 _____ at _____ o'clock _____ P. M., and duly recorded in Vol. _____
of _____ Deeds _____ on Page _____

FEE \$9.00

Evelyn Biehn,
By _____

County Clerk

[Signature]