

57070

KNOW ALL MEN BY THESE PRESENTS, That

MARCELLA JEAN HARRINGTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLARICE V. KARRATTI, 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:

Lots 20 and 21, PONDEROSA PARK, 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 \$ 35,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If the sentence between the symbols is not applicable, should be deleted. See ORS 92.030.)

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 3rd day of January, 1986; 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.

Marcella Jean Harrington
Marcella Jean Harrington

(If executed by a corporation,
after corporate seal)

STATE OF OREGON.

County of Klamath

1/3 1986

Personally appeared the above named
Marcella Jean Harrington

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

NOTARY PUBLIC
My commission expires: 8/16/88

MARCELLA JEAN HARRINGTON

GRANTOR'S NAME AND ADDRESS

CLARICE V. KARRATTI

GRANTEE'S NAME AND ADDRESS

GRANTEE % MTC.

NAME ADDRESS ZIP

Should a change in requested address be required, please send to the following address:

GRANTEE

NAME ADDRESS ZIP

STATE OF OREGON, County of

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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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1986,

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

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"There is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States. (2) Easements and rights of way, including the terms and provisions thereof, granted to the California Oregon Power Company, a corporation, (3) Easement including the terms and provisions thereof, as shown on the Declaration of Ponderosa Park: Subject to 7½ foot easement along the back of all lots for present and future public utilities; said easement to provide ingress and egress for construction and maintenance of such utilities, with no structures being permitted thereon and any plantings being placed thereon at the owner's risk."

2. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

"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 _____ 9th day
of January A.D. 19 86 at 9:28 o'clock A.M., and duly recorded in Vol. M86
of _____ Needs on Page 451

FEE \$9.00

Evelyn Biehn, County Clerk
By *[Signature]*

By