

WARRANTY DEED

57154

Vol. 1584 Page 597

KNOW ALL MEN BY THESE PRESENTS, That DONALD J. FOWLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY HOLLANDER, 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 in Block 9 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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,

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 \$ 53,000.00. ~~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 brackets is, if not applicable, should be deleted. See ORS 93.020.~~

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 8 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.

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

Donald J. Fowler

Donald J. Fowler



STATE OF CALIFORNIA

COUNTY OF Placer

On this 8th

day of

January

86

Notary Public in and for said County and State, personally appeared

DONALD J. FOWLER

before me the undersigned, a

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same

Signature of Notary

FOR NOTARY SEAL OR STAMP



GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings  
2943 South Sixth Street  
Klamath Falls, Oregon 97603

NAME ADDRESS ZIP

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

Same as listed above

NAME ADDRESS ZIP

SPACE RESERVED FOR RECORDER'S USE

OTHER WHEN PREPARED FOR RECORDING ON THE day of 1986 at o'clock M. and recorded in book/reel/volume No on page or as fee/file/instrument/microfilm/reception No Record of Deeds of said county Witness my hand and seal of County of Klamath

By

Deputy

CAL-376 (Rev 8-82) Ack Individual

## SUBJECT TO:

1. Reservations as contained in plat dedication, to wit:  
 "All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as may be provided in any recorded protective covenants."
2. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
3. Subject to an 8 foot utility easement over Easterly lot line as shown on dedicated plat.

"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 10th day  
 of January A.D. 19 96 at 3:12 o'clock P. M., and duly recorded in Vol 186  
 of Deeds on Page 507  
 Evelyn Biehn, County Clerk  
 By [Signature]

FEE \$0.00