

57716

MOUNTAIN TITLE COMPANY INC
WARRANTY DEED

Vol. 1086 Page 1556

KNOW ALL MEN BY THESE PRESENTS, That RAY DEWITTE and IRENE DEWITTE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD PETERSON and DOROTHY L. PETERSON, husband and wife 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 4, Block 26, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

86 JAN 20 PM 1 33

SUBJECT TO: Easements and reservations as contained in plat dedication, to wit: "said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building set back on all lots adjacent Highway 66 and to all easements and reservations."

MOUNTAIN TITLE COMPANY INC

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. 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 above 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 \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORE-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 14th 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.

(If executed by a corporation, affix corporate seal)

X Ray De Witte
Ray De Witte

X Irene C De Witte
Irene De Witte
STATE OF OREGON, County of } ss.
Personally appeared , 19

STATE OF OREGON,
County of Washington } ss.
1986
Personally appeared the above named
Ray De Witte & Irene De Witte

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-28-87

Ray De Witte & Irene De Witte

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of January, 1986, at 1:33 o'clock P.M., and recorded in book 136 on page 1556 or as file/reel number 57716 Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Pam Smith Recording Officer
Deputy

Fee: \$5.00

MOUNTAIN TITLE COMPANY INC