

58487

WARRANTY DEED

Vol. M86 Page 3076

KNOW ALL MEN BY THESE PRESENTS, That TRANSAMERICA FINANCIAL SERVICES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN D. HYDE SANDRA R. HYDE, 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 17, SUMMERS HEIGHTS, in the County of Klamath, State of 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."

(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

See Attached Exhibit "A"

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 \$ 43,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 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 18th day of February, 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 DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Transamerica Financial Services

By:

STATE OF OREGON,

County of _____

ss.

, 19_____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath

February 21, 1986

Personally appeared John P. Ginter

ss.

_____ and each for himself and not one for the other, did say that the former is the Manager

Financial Services _____ a corporation, 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:

N. Carlene D. Addington

Notary Public for Oregon

My commission expires:

3-22-89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Steven D. Hyde
5323 Hilldale
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Steven D. Hyde
5323 Hilldale
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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/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 affixed.

NAME

TITLE

By _____

Deputy

1986 FEB 21 PM 3:43

EXHIBIT "A"

3077

Subject to:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, liens, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
3. Water Contract Agreement, including the terms and provisions thereof, between Fred B. Paterson, et ux., and the United State of America, recorded July 12, 1927, in Deed Volume 76 at page 116, Records of Klamath County, Oregon.
4. Easement and rights of way, including the terms and provisions thereof, granted to The California Oregon Power Company, dated July 8, 1933, recorded July 24, 1933, in Deed Volume 101 at page 274, Records of Klamath County, Oregon.
5. Agreement, including the terms and provisions thereof, between Everett R. Dennis, et ux., and Warren W. Wood, et ux., et al., dated June 1, 1950, recorded July 11, 1950 in Deed Volume 240 at page 150, Records of Klamath County, Oregon.
6. Easement and right of way, including the terms and provisions thereof, granted to The California Oregon Power Company, dated January 12, 1955, recorded January 19, 1955 in Deed Volume 271 at page 572, Records of Klamath County, Oregon.
7. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Summer Heights.
8. Trust Deed, including the terms and provisions thereof recorded April 18, 1973 in Book M-73 at page: 4678 in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of February _____ A.D., 19 86 at 3:43 o'clock P M., and duly recorded in Vol. M86
 of Deeds _____ on Page 3076.

FEE \$9.00

Evelyn Bjehn
 By Bernetha J. DeLoch County Clerk