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DATE 16085-P  
WARRANTY DEED

Vol. 1786 Page 3323

KNOW ALL MEN BY THESE PRESENTS, That FLOYD E. DEVAL, JR. and BARBARA K. DEVAL, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRIAN L. CURTIS and DOLORES E. CURTIS, 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 3 of OLD ORCHARD MANOR, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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PM 1  
27  
FEB 06

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 \$23,900.00  
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 27th 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 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.  
2/27, 1986

Personally appeared the above named  
Floyd E. DeVal, Jr. &  
Barbara K. DeVal

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

Floyd E. DeVal Jr.  
Floyd E. DeVal, Jr.

Barbara K. DeVal  
Barbara K. DeVal

STATE OF OREGON, County of \_\_\_\_\_ ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and  
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)

(If executed by a corporation, affix corporate seal)

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.

SPACE RESERVED  
FOR  
RECORDER'S USE

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

GRANTOR'S NAME AND ADDRESS

Brian L. Curtis & Dolores E. Curtis  
4436 Boardman Ave.  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee  
4436 Boardman Ave.  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Brian L. Curtis & Dolores E. Curtis  
4436 Boardman Ave.  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP



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SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. A 25 foot building setback line from Washburn Way, as shown on dedicated plat.
3. Reservations as contained in plat dedication, to wit:  
"irrigation laterals and irrigation drains on OLD ORCHARD MANOR as platted hereon, subject to a building setback line and to an easement over all lots for future sewers."
4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, dated February 13, 1951 and recorded February 20, 1951 in Volume 245, page 361, Deed Records of Klamath County, Oregon.
5. Right of way, created by instrument, including the terms and provisions thereof  
Recorded: October 4, 1955  
Volume: 278, page 99, Deed Records of Klamath County, Oregon  
In favor of: California Oregon Power Company  
For: Pole line  
Affects: The Easterly 5 feet of lot
6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: April 12, 1976  
Recorded: April 14, 1976  
Volume: M76, page 5384, Microfilm Records of Klamath County, Oregon  
Amount: \$20,800.00  
Mortgagor: Floyd E. DeVall, Jr. and Barbara K. DeVall, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

The Grantees appearing on the reverse of this deed agree to assume said Mortgage and to pay said Mortgage in full, and further agree to hold sellers harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 27th day  
of February A.D., 19 86 at 1:24 o'clock P M., and duly recorded in Vol. M86  
of Deeds on Page 3323  
By Evelyn Biehn, County Clerk

FEE \$9.00