

58682

WARRANTY DEED

Vol. 1480 Page 3406

KNOW ALL MEN BY THESE PRESENTS, That BERT BRYANT, JR. and BARBARA J. BRYANT, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY L. MONCHAMP and NANCY R. MONCHAMP, 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 7 in Block 4, TRACT NO. 1087, FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

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 stated on the reverse side of this deed and those 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 \$45,000.00. 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. February 27, 1986

Personally appeared the above named BERT BRYANT, JR. and BARBARA J. BRYANT, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon My commission expires: 11/16/87

Bert Bryant, Jr. BARBARA J. BRYANT, County of Klamath, ss. February 27, 1986

Personally appeared Bert Bryant, Jr. and Barbara J. Bryant, 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:

Notary Public for Oregon My commission expires: (OFFICIAL SEAL) (If executed by a corporation, affix corporate seal)

Bert Bryant, Jr. & Barbara J. Bryant 4626 Alpine Dr. Klamath Falls, OR 97603 GRANTOR'S NAME AND ADDRESS Gary L. Monchamp & Nancy R. Monchamp P.O. Box 183 Lookout, CA 96054 GRANTEE'S NAME AND ADDRESS SAME AS GRANTEE NAME, ADDRESS, ZIP SAME AS GRANTEE Until a change is requested all tax statements shall be sent to the following address. NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of 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

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- continued from the reverse side of this deed -

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SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Subject to a 10 foot utilities easement along Southwesterly lot line as shown on dedicated plat.
4. Subject to a building setback line 25 feet from Alpine Drive and a 20 foot building setback from Pepperwood Court as shown on dedicated plat.
5. Reservations and restrictions as shown on dedicated plat, to wit:
"Subject to: (1) A 25 foot building setback on the front of all lots and a 20 foot building setback line along side street lines; (2) Easements as shown on the annexed map for construction and maintenance of public utilities and irrigation. Said easements to provide ingress and egress with any planting or structures placed thereon by lot owners to be at their own risk; (3) Additional restrictions as provided in any recorded protective covenants."
6. Reservations and restrictions as contained in instrument recorded in Volume 226, page 191, Deed Records of Klamath County, Oregon.
7. Covenants, 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, recorded December 23, 1974, in Volume M74, page 16182, Microfilm Records of Klamath County, Oregon.
8. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: October 26, 1978
Recorded: October 26, 1978
Volume: M78, page 24171, Microfilm Records of Klamath County, Oregon
Amount: \$36,800.00
Grantor: David G. Heideman and Carol M. Heideman, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings & Loan Association

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Trust Deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 28th day
of Feb. A.D., 19 86 at 2:07 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 3406.

FEE \$9.00

Evelyn Biehn,
By _____

County Clerk

Ram Smith