

OC

59191

WARRANTY DEED

Vol. 1480 Page 4268



KNOW ALL MEN BY THESE PRESENTS, That DELMAR A. BEEGLE and MOLLIE M. BEEGLE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE SCHLUMBOHM and RUTH SCHLUMBOHM, 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 19, Block 13, TRACT 1003, known as THIRD ADDITION TO MOYINA, 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,

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 \$ 41,520.00

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 symbols () is 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 13th day of March, 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 OF 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

3/13, 1986

Personally appeared the above named Delmar A. Beegle & Mollie M. Beegle

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/16/88

Delmar A. Beegle

Mollie M. Beegle

STATE OF OREGON, County of) ss.

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Personally appeared , and 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

, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

DELMAR A. BEEGLE & MOLLIE M. BEEGLE

GRANTOR'S NAME AND ADDRESS

GEORGE SCHLUMBOHM & RUTH SCHLUMBOHM
1109 Tamera Dr.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

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

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Volume 128, page 267, in favor of California Oregon Power Company for pole and lines. (Blanket easement)
3. An easement and right of way created by instrument, including the terms and provisions thereof, 10 feet wide, "pole line as now located," granted to The California Oregon Power Company, a California corporation, dated June 1, 1956, and recorded June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon. (Blanket easement)
4. Easement covering water mains running to well site described in Deed Volume 285, page 257, Deed Records of Klamath County, Oregon, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in various lot deeds.
5. Restrictions and easements contained in plat dedication, to wit:
"said plat subject to: a building setback line as shown, public utility easement as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants."
6. A 20 foot building setback from Tamera Drive, as shown on dedicated plat.
7. A 16 foot easement along the Northeasterly lot line, as shown on dedicated plat.
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: July 6, 1972
Recorded: July 7, 1972
Volume: M72, page 7192, Microfilm Records of Klamath County, Oregon
Amount: \$18,000.00
Grantor: Delmar A. Beegle and Mollie M. Beegle, husband and wife
Trustee: William Ganong, Jr.
Beneficiary: First Federal Savings and Loan Association

The Grantees appearing on the reverse of this deed agree to assume said Trust Deed and to pay said Trust Deed in full, and further agree to hold sellers harmless therefrom.
9. An easement created by instrument, including the terms and provisions thereof,
Dated: January 7, 1976
Recorded: January 21, 1976
Volume: M76, page 977, Microfilm Records of Klamath County, Oregon
In favor of: Southern Oregon Broadcasting Company, an Oregon corporation, dba
SO Cable TV

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of March A.D. 19 85 at 8:45 o'clock AM. and duly recorded in Vol. 14th day
of March on Page 4268
FEE \$14.00
By Evelyn Biehn, County Clerk
[Signature]