

59219

WARRANTY DEED

Vol. 1182 Page 4331

KNOW ALL MEN BY THESE PRESENTS, That JAMES J. MAFFIOLI

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD D. HILL and LAURA S. HILL, 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 24, Block 13, TRACT 1170, THIRD ADDITION TO THE MEADOWS, according to the official plan thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

(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 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 \$54,000.00

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 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 THIS 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.

JAMES J. MAFFIOLI

STATE OF OREGON,)
County of Klamath) ss.
March 13, 1986

Personally appeared the above named JAMES J. MAFFIOLI

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

(OFFICIAL SEAL)

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

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)

James J. Maffioli
5300 Bel Aire
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Howard D. Hill & Laura S. Hill
4421 Blackberry
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

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

- continued from the reverse side of this deed -

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. Utility easements as delineated on the recorded plat along the Easterly 16 feet, the Southwesterly 8 feet and the Westerly 5 feet. A 25 foot building setback line from Blackberry Ct.
3. Reservations as contained in plat dedication, to wit:
"said plat subject to: (1) Easements for public utilities TV and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, TV and drainage; (2) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
4. Regulations, including levies, assessments, drainage rights and easements as disclosed by Articles of Incorporation of The Meadows District Improvement Company, recorded September 29, 1975, in Volume M75, page 11801, Microfilm Records of Klamath County, Oregon.
5. Agreement, including the terms and provisions thereof, dated April 13, 1976, recorded April 14, 1976, in Volume M76, page 5337, Microfilm Records of Klamath County, Oregon, by and between Donald L. Sloan, et ux and Klamath Irrigation District, relating to drainage.
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: September 17, 1980
Recorded: September 17, 1980
Volume: M80, page 17681, Microfilm Records of Klamath County, Oregon
Amount: \$48,940.00
Mortgagor: James J. Maffioli
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P45893)

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Mortgage and pay it in full.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 14th day
of March A.D. 19 86 at 1:27 o'clock P M., and duly recorded in Vol. M86,
of Deeds on Page 4331.

FEE \$14.00

Evelyn Biehn,
By _____

County Clerk

[Signature]