

59903

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE E. JONES and BOBBIE E. JONES, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANGELA R. CUNNINGHAM

, 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:

## SECOND

Lot 14, Block 209, MILLS/ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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."

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 \$ 11,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See URS 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 3rd day of April, 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.

(If executed by a corporation, affix corporate seal)

~~Lawrence E. Jones~~  
Lawrence E. Jones

~~Bobbie E. Jones~~  
Bobbie E. Jones

STATE OF OREGON, County of \_\_\_\_\_

Personally appeared \_\_\_\_\_, 19

ss.

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:

Georgia

STATE OF OREGON

County of Camden } ss.

April 3, 1986

Personally appeared the above named

Lawrence E. Jones and

Bobbie E. Jones

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

Before me:

Carl J. Warren

Notary Public for Georgia

My commission expires:

My Commission Expires Nov. 3, 1987

Lawrence E. & Bobbie E. Jones

GRANTOR'S NAME AND ADDRESS

Angela R. Cunningham  
10520 Hwy 140 East  
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, } 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 \_\_\_\_\_ on page \_\_\_\_\_ or as

file/rep number \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDERS USE

## SUBJECT TO:

1. Reservations and restrictions as contained in Deed from Klamath Corporation.
2. Covenants, conditions and restrictions as shown on the recorded plat, as follows:

"That the streets and alleys in said addition are hereby dedicated to public use saving and excepting however and with the specific reservation from such dedication, that said Company or its successors or assigns shall have the right forever to build construct and operate transportation lines, water, gas, utilities and electric light systems on, through and over all streets and alleys in said addition for all time to come and the free and unobstructed use thereof for the purpose of constructing and laying therein said systems."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 7th day  
of April A.D., 19 86 at 11:09 o'clock A M., and duly recorded in Vol. M86  
of Deeds on Page 5648

FEE \$14.00

Evelyn Biehn, County Clerk  
By [Signature]