

59932

MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BARBARA J. BAUMGARDNER

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT W. KOFFLER and LINDA M. KOFFLER, 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:

Lots 23 and 24, HIGHLAND PARK, 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 and that if any, as of the date of this deed, 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 \$37,000.00. 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 5th day of April, 1984, 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)

Barbara J. Baumgardner
Barbara J. Baumgardner

STATE OF OREGON, County of DESCHUTES, ss.
APRIL 5, 1984

Personally appeared the above named Barbara J. Baumgardner

STATE OF OREGON, County of _____, ss.
Personally appeared _____, 19____, 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.

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

Before me Jan Pickett
Notary Public for Oregon
My commission expires: 3/6/90

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

Barbara J. Baumgardner

GRANTOR'S NAME AND ADDRESS
Robert W. Koffler & Linda M. Koffler
3136 Western St
Klamath Falls OR 97601

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.

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/reel number _____. Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District.
3. Subject to a 20 foot building setback from Western Street and South Sixth Street as shown on the dedicated plat.
4. Hereby dedicate, donate and convey to the public for public use forever, the roads and the irrigation laterals shown (---), and drain shown (---), on HIGHLAND PARK as platted hereon. Subject to setback line shown on plat and easements over all lots for future sewers and this plat is conditionally approved; said approval being contingent upon and subject to all of the terms and conditions of the agreement of John Hasy and Nettie A. Hasy, his wife, with the Enterprise Irrigation District dated March 4, 1941.
5. Well Agreement, including the terms and provisions thereof,
Recorded: June 24, 1946
Volume: 191, page 191, Deed Records of Klamath County, Oregon
Between: F. H. and Ione F. McCrory
And: Harvey and Gladys Womack
For: Domestic well use
(Affects Lots 21, 22, 23 and 24)
6. An easement created by instrument, including the terms and provisions thereof,
Dated: March 20, 1979
Recorded: April 18, 1979
Volume: M79, page 8482, Microfilm Records of Klamath County, Oregon
In favor of: South Suburban Sanitary District of Klamath County, Oregon
For: Sewer

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 7th day
of April A.D., 19 86 at 1:37 o'clock P M., and duly recorded in Vol. M86,
of Deeds on Page 5700.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]