

60135

WARRANTY DEED

Vol. M80

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6142

KNOW ALL MEN BY THESE PRESENTS, That DAVID R. DALTON and JANICE M. DALTON,
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES H. CARLSON
and BARBARA F. CARLSON, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The South 30 feet of Lot 16 and the North 40 feet of Lot 17, WEST PARK ADDITION,
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,
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 \$ 41,900.00

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 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 7th 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.

David R. Dalton
David R. Dalton

Janice M. Dalton
Janice M. Dalton

GENERAL ACKNOWLEDGMENT

State of CALIFORNIA

County of KERN

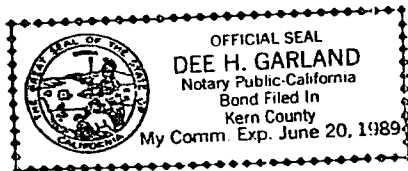
SS.

On this the 7th day of APRIL, 1986, before me,

DEE H. GARLAND

the undersigned Notary Public, personally appeared

DAVID R. DALTON AND JANICE M. DALTON



☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ARE subscribed to the
within instrument, and acknowledged that THEY executed it.

WITNESS my hand and official seal.

Dee H. Garland
Notary's Signature

David R. Dalton & Janice M. Dalton

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of April, 1986,

at 5 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.

SPACE RESERVED
FOR
RECORDER'S USE

After recording return to:
GRANTEE

GRANTOR'S NAME AND ADDRESS

James H. Carlson & Barbara F. Carlson
1521 Siskiyou
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

Recording Officer
Deputy

By

SUBJECT TO:

1. Restrictions as contained in plat dedication, to wit:
"Subject to building setbacks and regulations as set forth by the Zoning Ordinances for the City of Klamath Falls, Oregon, and to utility easements as shown on the annexed plat."
2. 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, dated September 10, 1956, recorded September 21, 1956 in Volume 286, page 611, Deed Records of Klamath County, Oregon.
3. Grant of Right of Way, including the terms and provisions thereof,
Dated: October 17, 1956
Recorded: October 25, 1956
Volume: 287, page 444, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: Ingress and egress along the East 4' of the herein described property
4. Right of Way Easement, including the terms and provisions thereof, given to Pacific Power & Light Company by instrument dated September 5, 1967, recorded September 20, 1967 in Volume M67, page 7384, Microfilm Records of Klamath County Oregon, for 10' wide electric transmission line. (Affects Lots 5 through 25, inclusive of West Park Addition)
5. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of April A.D., 19 86 at 11:32 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 6142

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]