

60996

MTC-15837-D

WARRANTY DEED

Vol. 150 Page 7643

KNOW ALL MEN BY THESE PRESENTS, That PAUL A. FOX and CERIL L. FOX, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL J. MEYER and LINDA J. MEYER, 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 11, Block 6, TRACT 1016, known as GREEN ACRES, 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 \$ 58,500.00. 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 1st day of May, 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)

STATE OF OREGON

County of Klamath

5/11, 1986

Personally appeared the above named Kenneth B. Fox, as Attorney in fact for Paul A. Fox and Ceril L. Fox, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Pamela J. Serna

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 8/10/88

Paul A. Fox, by Kenneth B. Fox, as Attorney in fact for Paul A. Fox

Ceril L. Fox, by Kenneth B. Fox, as Attorney in fact for Ceril L. Fox

STATE OF OREGON, County of Klamath

Personally appeared _____, 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:

Paul A. Fox & Ceril L. Fox

GRANTOR'S NAME AND ADDRESS

Michael J. Meyer & Linda J. Meyer

GRANTEE'S NAME AND ADDRESS

After recording return to: MICHAEL J. MEYER & LINDA J. MEYER, 5530 Valleyview Lane, Klamath Falls, OR 97601

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 1986,

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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. An eight foot utility easement along rear lot line as shown on dedicated plat.
2. Easements and restrictions as contained in plat dedication, to wit:
"A 20 foot building setback from all street lines; 16 foot drainage easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of a drainage ditch; 16 foot utility easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of said utilities."
(Utility and drainage easements affect rear 8 feet)
3. Conditions and restrictions as contained in instrument recorded July 24, 1970 in Volume M70, page 6147, Klamath County Oregon, Microfilm Records.
4. Terms and conditions of the Articles of Incorporation of Green Acres Improvement District recorded July 10, 1973 in Volume M73, page 8797, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of May A.D. 19 86 at 2:59 o'clock P. M., and duly recorded in Vol. M86
of Deeds on Page 7643
FEE \$14.00
By Evelyn Biehn, County Clerk

