

61556

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RUTH K. PROCK aka RUTHIE M. KNISELEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRISTOPHER W. KUEHL and COYA KAY KUEHL, 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:

The Southeasterly 58.0 feet of Lot 18 and the Northwesterly 22.0 feet of Lot 19 of WINEMA GARDENS, 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 those of record and apparent to the land as of the date of this deed and those shown on the reverse side of this instrument, 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 \$ 39,900.00. ~~the whole of the consideration consists of or includes other property or value given or promised which is~~ (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 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.

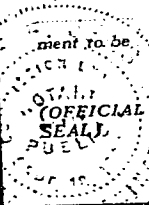
Ruth K. Prock aka Ruthie M. Kniseley

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of WASH King 5/14, 1986

STATE OF OREGON, County of WASH King 5/14, 1986. Personally appeared RUTH K PROCK aka Ruthie M Kniseley 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

Personally appeared the above named RUTH K PROCK, AKA RUTHIE M. KNISELEY and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Connie E. Jensen Notary Public for Oregon WASH King 5/14 My commission expires: 9-18-88

Notary Public for Oregon My commission expires:

Ruth K. Prock

GRANTOR'S NAME AND ADDRESS

Christopher & Coya Kuehl

GRANTEE'S NAME AND ADDRESS

Klamath First Federal Savings and Loan
2943 South Sixth Street
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Same as listed above.

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

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instruments, including the terms and provisions thereof, recorded August 13, 1959, in Volume 13, page 496, Klamath County, Oregon, Miscellaneous Records, recorded and modified April 21, 1960, in Volume 320, page 437, Klamath County, Oregon, Deed Records, and recorded May 26, 1960, in Volume 321, page 440, Klamath County, Oregon, Deed Records, which was also recorded July 15, 1959, in Volume 13, page 472, Klamath County, Oregon, Miscellaneous Records.
3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded May 2, 1944, in Book 164, at page 406, Deed Records as follows:
 "Rights of way for irrigation and drainage ditches are hereby reserved. Not more than 2 hogs shall be kept on said premises at any time."
4. Easements and restrictions as reserved in plat dedication, to wit:
 - (1) A 20 foot building setback line along the front of all lots as shown; (2) A ten foot easement along the back of all lots as shown, said easement to be centered along the back of adjoining lots and to be for future public utilities, drainage and sanitary sewers, said easement to provide ingress and egress for the construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owner should said construction or maintenance damage them."
5. Subject to a 20 foot building setback from McClellan Drive as shown on dedicated plat.
6. Subject to a 5 foot utility easement over Southwest lot line as shown on dedicated plat.
7. Trust Deed, 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 11, 1975
 Recorded: September 12, 1975
 Volume: M75, page 10886, Microfilm Records of Klamath County, Oregon
 Amount: \$23,600.00
 Grantor: Ruth K. Poch, a single woman
 Trustee: William Ganong
 Beneficiary: First Federal Savings and Loan Association

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of _____ May _____ A.D., 1986 at 8:52 o'clock A M., and duly recorded in Vol. _____ M86
 of _____ Deeds _____ on Page 8696
 FEE \$14.00
 By Evelyn Biehn, County Clerk
