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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ardith Renee Hug, also known as Ardith R. Lewis

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Terry W. Thorsen

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 83 of LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- Subject, however, to the following:
1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
  2. Any unpaid charges or assessments of Enterprise Irrigation District.
  3. Reservations and restrictions contained in deed from Hattie V. Lewis to G. Ralph Utley and Ruby Lucille Utley, husband and wife, dated June 27, 1951, recorded July 2, 1951 in Deed Volume 248 page 304, records of Klamath County, Oregon, as follows: "...but reserving unto the undersigned, her heirs and assigns as owners of the other lots in said Lewis Tracts, the perpetual right and easement to construct, operate and maintain drainage and/or irrigation ditches along and across said real property for (for continuation of this document see reverse side of this deed)

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 noted of record as of the date of this deed and those 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 \$ 9,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 11th day of November, 1976; 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)

Ardith Renee Hug aka Ardith R. Lewis  
Ardith Renee Hug, also known  
as Ardith R. Lewis

STATE OF ~~OREGON~~ WASHINGTON ) ss.  
County of King  
November 14, 19 76

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ 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 \_\_\_\_\_

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)

Personally appeared the above named Ardith Renee Hug, also known as Ardith R. Lewis, and acknowledged the foregoing instrument as her voluntary act and deed.

Before me:  
Notary Public for ~~OREGON~~ Washington Notary Public for Oregon  
My commission expires: MARCH 14, 1979

My commission expires: MARCH 14, 1979

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
<u>Terry Thorsen</u>	
<u>10617 N.W. 21st Ave</u>	
<u>Vancouver, WA 98685</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
<u>Same as above</u>	
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/reel number \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

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the benefit of such other lots, it being further understood that the purchaser will never fence or obstruct any canal of Enterprise Irrigation District in such manner as will interfere with the use and maintenance thereof."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 22nd day  
of \_\_\_\_\_ May \_\_\_\_\_ A.D., 19 86 at 4:27 o'clock P. M., and duly recorded in Vol. \_\_\_\_\_ M86  
of \_\_\_\_\_ Deeds on Page 8895

Evelyn Biehn, County Clerk

By

FEE \$14.00

*[Signature]*