

62033

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HAROLD JAMES OLIVEIRA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FARRIS O. WATKINS and JUANITA WATKINS, 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 5, Block 66, FIFTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

## 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 stated on the reverse side 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 \$ 1,900.00. ~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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 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 28th 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)

*Harold James Oliveira*  
HAROLD JAMES OLIVEIRA

Witness: *Willy L. Brath*

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

Personally appeared the above named  
HAROLD JAMES OLIVEIRA

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Harold James Oliveira  
c/o Farris O. Watkins, P.O. Box 312  
Arroyo Grande, CA 93420  
GRANTOR'S NAME AND ADDRESS

Farris O. Watkins & Juanita Watkins  
P.O. Box 312  
Arroyo Grande, CA 93420  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ 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.

SPACE RESERVED FOR RECORDER'S USE

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

## SUBJECT TO:

1. Restrictions as contained in plat dedication, to wit:  
"Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easement to be centered on lines adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and reservations in any recorded protective covenants."
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, recorded July 22, 1968, in Volume M68, page 6636, Microfilm Records of Klamath County, Oregon.

STATE OF CALIFORNIA  
COUNTY OF San Luis Obispo ss.

On May 28, 1986

, before me, the undersigned, a Notary Public in and for said State, personally appeared HAROLD JAMES OLIVEIRA, personally known to me (or proved to me on the basis of the oath of WALLY RAY GRASSLE

a credible witness who is personally known to me) to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, deposed and said:

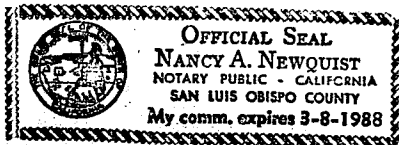
That he/~~she~~ resides in Grover City

, that he/~~she~~ was present and saw HAROLD JAMES OLIVEIRA

, personally known to him/~~her~~ to be the same person(s) described in and who executed the within instrument, as a party/~~ies~~ thereto, sign, seal and deliver the same and that said party/~~ies~~ duly acknowledged in the presence of said affiant, that he/~~she~~ executed the same, and that said affiant, thereupon at the party/~~ies~~ request, subscribed his/~~her~~ name as a witness thereto.

WITNESS my hand and official seal

Signature



STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 2nd day of June A.D., 19 86  
at 9:24 o'clock A M. and duly recorded  
in Vol. M66 of Deeds Page 9449

Evelyn Biehn, County Clerk

By

Fee, \$14.00

Deputy.