

62036

KNOW ALL MEN BY THESE PRESENTS, That

RAYMOND D. BIXLER and DONNA RUTH BIXLER,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TIMOTHY R. WATTERBERG and DEBRA R. WATTERBERG, 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 4 in Block 11, THE MEADOWS TRACT NO. 1026, 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

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 \$51,993.53. ~~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 30th 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.

RAYMOND D. BIXLER

DONNA RUTH BIXLER

STATE OF OREGON, County of _____ ss.

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

Raymond D. Bixler & Donna Ruth Bixler

2546 Shasta Way
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Tim Watterberg & Debbie Watterberg

4125 Meadows Drive
Klamath Falls, OR 97603

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

Recording Officer

By _____

Deputy

- continued from the reverse side of this deed -

9455

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Building setback line 25 feet from Barry Drive as shown on dedicated plat.
3. Public utility easement as shown on dedicated plat. (affects rear 16 feet)
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of The Meadows.
5. Regulations, including levies, assessments, water, and irrigation rights and easements for ditches and canals of Meadow District Improvement Co.
6. Covenants, 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 November 29, 1971, in Volume M71, page 12500, Microfilm Records of Klamath County, Oregon.
7. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: January 21, 1980
Recorded: January 24, 1980
Volume: M80, page 1450, Microfilm Records of Klamath County, Oregon
Amount: \$50,000.00
Mortgagor: Raymond D. Bixler and Donna Ruth Bixler, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P29235)

The Grantees on the reverse side of this deed hereby agree to assume and pay in full the above described Mortgage.

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. M86 of Deeds Page 9454
Evelyn Biehn, County Clerk
By [Signature]
Fee, \$14.00 Deputy.