

62302

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 186 Page 9902

KNOW ALL MEN BY THESE PRESENTS, That BERNARD R. BALSZ and DONNA J. BALSZ, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHERRY ZAHLER/ HARRINGTON, Conservator of the Estate of Donald Webster Knoke, Jr., a protected person, 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 West one-half of Lot 9 in Block 1, of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, excepting therefrom the North 5 feet thereof, conveyed to Klamath County for road purposes by instrument recorded June 25, 1965 in Volume 362, page 462, Microfilm Records of Klamath County, Oregon.

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"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 \$ 26,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) 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 6th day of June, 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

6/6, 1986

Personally appeared the above named Bernard R. Balsz & Donna J. Balsz

and acknowledged the foregoing instrument as their voluntary act and deed.

Notary Public for Oregon

My commission expires: 8/16/88

BERNARD R. & DONNA J. BALSZ

GRANTOR'S NAME AND ADDRESS

SHERRY ZAHLER, CONSERVATOR OF THE ESTATE OF DONALD WEBSTER KNOKE, JR. 4454 Altamont Klamath Falls, OR 97601

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

Bernard R. Balsz

Donna J. Balsz

STATE OF OREGON, County of

Personally appeared

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of

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

at o'clock M., and recorded in book on page or as file/record number

Record of Deeds of said county. Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Reservations and restrictions in Deed from A. L. Wishard, et al to Gladys G. Simpson, recorded March 15, 1928 in Volume 78, page 322, Deed Records of Klamath County, Oregon, as follows: "the right to enter upon and construct irrigation ditches and divert irrigation water along the property lines of the above described land is hereby reserved." (Affects all of Lot 9)
4. 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: July 3, 1978

Recorded: July 3, 1978

Volume: M78, page 14351, Microfilm Records of Klamath County, Oregon

Amount: \$19,600.00

Grantor: Bernard R. Balsz and Donna J. Balsz, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

The grantees appearing on the reverse of this deed agree to assume said Trust Deed and to pay said Trust Deed in full, and further agree to hold sellers harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 6th day
of June A.D., 19 86 at 3:50 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 9902

FEE \$14.00

Evelyn Biehn, County Clerk
By *[Signature]*