WARRANTY DEED

Vol. W& Page 1029

KNOW ALL MEN BY THESE PRESENTS, That ROBERT W. WEST and GWENDOLYN F. WEST

husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SCOTT K. BIGBY and

JANINE E. BIGBY, husband and wife , hereinatter called the grantee, does hereby grant, bergain, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE 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 shown on the reverse of this deed and those of record and 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 whom:seever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 53,500.00

OHowever, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) O(The entence between the symbols of it not appliently checked 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 4th day of june , 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) Gwendolyn F. West STATE OF OREGON, STATE OF OREGON, County of Klamath County of Personally appeared 6/9, 19.85 Personally appeared the above names Robert W. West & Gwendolyn F. West, and acknowledged the toregoing instrument to be voluntary act and deed. Morriela Spen Before me: (OFFECIAL) كأرفظ SEALY Notary Public for Oregon

Riy Commission expires: 8//6/8 Notary Public for Oregon My commission expires:

SEAL)

GRANTOR'S NAME AND ADDRESS.

SCOTT K. BIGBY & JANINE B. BIGBY

4350 Barry Ave

Klamath Falls Oft 9760)

GRANTEE

NAME ADDRESS, ZIF

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

NAME, ADDRESS, ZII

County of

I rettify that the within instrument was received for record on the day of ,19,

space meserved in book on page or as file/reel number , Record of Deeds of said county.

Witness my hand and seal of

By

STATE OF OREGON,

kecord of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer
Deputy

County, Oregon, said portion being more particularly described as follows: Portion of Lots 2 and 3, Block 2, of FIRST ADDITION TO TOWNTEE HOMES, according to the official plat thereof on file in the office of the County Orecon said nortion heirs more narricularly described as follows: **86201**

Southerly margin of Barry Avenue marked by an iron pin; thence along the arc of a curve to the left having a radius of 125.00 feet to a point which bears North 650 15' 34" East 61.21 feet from the last described point; thence South 420 18' East 120.22 feet to the true point of beginning. angle therein; thence West 31.09 feet along the South line of said plat to a point marked by an iron pin; thence North 180 27; 40" West 128.75 feet to a point on the Southerly margin of Rarry Avenue marked by an iron of Rarry Avenue marked by an iron pin; thence North marked by an iron pin; thence north marked by an iron pin; thence of a point on the Beginning at the most Easterly corner of Lot 3 in Block 2 of FIRST ADDITION TO of said Lot 3 to an iron pin marking the true point of beginning; thence South 470 42' West 97,40 feet continuing along the Southeasterly line of said Lot 3 to the angle therein; thence West 31.09 feet along the South line of said Lot 3 to the angle therein; thence West 31.09 feet along the South line of said Lot 3 to the angle therein; thence West 31.09 feet along the South line of said blat to a boint

powers, including the power of assessment, of Klamath Irrigation District. The premises herein described are within and subject to the statutory

powers, including the power of assessment, of South Suburban Sanitary 2. The premises herein described are within and subject to the statutory

3. Restrictions, but omitting restrictions, if any, based on race, color religion or national origin, as shown on recorded plat of First Addition

Tonstee Homes: "Subject to a building set-back as shown along all streets, a 7.5 foot side line setback along all lots, and an easement along the back of all drainage and perpetual right of way for ditches to convey irrigation water, said easement to provide ingress and egress for construction and main-tenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the cwnst."

A 20 foot building setback line as shown on dedicated plat.

A 10 foot utility essement and irrigation essement along rear lot line as shown on dedicated plat.

including the terms and provisions thereof, recorded October 5, 1959 in Volume 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 browisions thereof recorded October 5, 1050 in Volume

Trust Deed, including the terms and provisions thereof, given to secure an 332, page 660, Deed Records of Klamath County, Oregon.

indebtedness with interest thereon and such future advances as may be provided Dated: September 22, 1980

Recorded: September 22, 1980

Wolume: M80, page 18094, Microfilm Records of Klamath County, Oregon

Grantor: \$36,400.00

Beneficiary: Administrator of the Small Business Administration Robert and Gwendolyn West Small Business Administration

The Grantee appearing on the reverse of this deed does NOT agree to assume said Trust Deed, and Grantor will hold Grantee harmless therefrom.

8. Trust Deed, including the terms and provisions thereof, given to secure an indivence and interest thereof the provided for the provided interests and care the provided interests and care

indebtedness with interest thereon and such future advances as may be provided Dated: September 22, 1980

Amount: #14 000 00 Microfilm Records of Klamath County, Oregon Amount: #14 000 00

Beneficiary: Robert E. Fitzgerald and Beverly G. Fitzgerald, husband and wife Grantor: Robert W. West and Gwendolyn F. West, husband and wife Trustee: Mountain Title Company

The Grantee appearing on the reverse of this deed does NOT agree to assume STATE OF OREGON: COUNTY OF KLAMATH:

June Filed for record at request of said Trust Deed and Grantor will hold Grantee harmless therefrom.

The The Connty Cleric βλ Evelyn Biehn, . M., and duly recorded in Vol. age on Page_ \$14.00 **EEE** Deeds o'clock_ эці 65:T 16 8 61 ,.G.A _ ło