

09-42240

FORM No. 633—WARRANTY DEED (Individual or Corporate).

OK

63091

WARRANTY DEED

MTC-10630

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

Vol. 1186

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KNOW ALL MEN BY THESE PRESENTS, That Bradley Craig Lewis and Nelda Lee Lewis

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Marjorie H. King 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

Lot 6 in Block 13 of TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 on the reverse of this document and those apparent upon the land as of the date of this conveyance.

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 \$ 57,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 27th 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.

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.

STATE OF OREGON,

County of Klamath } ss.  
June 27, 1986

Personally appeared the above named  
Bradley Craig Lewis and Nelda  
Lee Lewis

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 10-13-86

Bradley Craig and Nelda Lee Lewis

GRANTOR'S NAME AND ADDRESS  
Marjorie H. King

GRANTEE'S NAME AND ADDRESS  
KFFSAL  
P.O. Box 5370  
Klamath Falls, OR 97601

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

SPACE RESERVED  
FOR  
RECORDER'S USE

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/reel/volume No. \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, page \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

By

TITLE

Deputy

SUBJECT TO:

11295

1. The premises herein described are within and subject to the statutory powers, including the power of assessment of, Sunset Lighting 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. The premises herein described are within and subject to the statutory powers, including the power of assessment of, Enterprise Irrigation District.
4. Subject to a 25 foot building setback from Rio Vista Way and a 20 foot building setback from Orinda Drive as shown on dedicated plat.
5. Subject to an 8 foot easement over Easterly lot line as shown on dedicated plat.
6. Restrictions as contained in plat dedication, to wit:  
"Subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage; (2) No changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns; (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
7. 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 June 29, 1973 in Volume M73, page 8283, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of \_\_\_\_\_ June \_\_\_\_\_ A.D., 19 86 at 3:17 o'clock P M., and duly recorded in Vol. \_\_\_\_\_ M86  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 11294

FEE \$14.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_