

63412

WARRANTY DEED

172-10075

Vol 11886

Page 11886

KNOW ALL MEN BY THESE PRESENTS, That SAMUEL T. ANDERSON and OPAL L. ANDERSON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM H. WAGNER and VIVIAN E. WAGNER, 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:

Lots 16 and 17, Block 17, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT #1, 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 \$ 10,500.00. (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 2nd day of July, 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)

Samuel T. Anderson
SAMUEL T. ANDERSON

Opal L. Anderson
OPAL L. ANDERSON

On this the 2nd day of July, 1986, before me,

D. E. Jones

the undersigned Notary Public, personally appeared

Samuel T. Anderson and Opal L. Anderson,

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged that they executed it. WITNESS my hand and official seal.

Notary's Signature

My Commission Expires May 29, 1990

County of Los Angeles

I certify that the within instrument was received for record on the 2nd day of July, 1986, at 2 o'clock P.M., and recorded in book 11886 on page 11886 or as file/reel number 11886. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer
Deputy

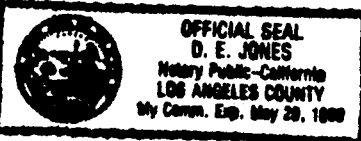
MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

STATE OF California } ss.
County of Los Angeles

SAM

ment



(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Samuel T. Anderson & Opal L. Anderson
19632 Mauna Loa Avenue
Glendora, CA 91740

GRANTOR'S NAME AND ADDRESS

William H. Wagner & Vivian E. Wagner
1056 Wakefield Circle
Deltona, FL 32725

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

11866

continued from the reverse side of this deed -

11867

SUBJECT TO:

1. Covenants, conditions, restrictions, and easements as contained in the plat dedication, to wit:
"said plat being subject to a 16-foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record. Lot 1, Block 1 is hereby dedicated to Klamath County for refuse disposal."
2. Covenants, conditions and restrictions as contained in a Declaration recorded July 12, 1963, in Volume 346, page 473, Deed Records of Klamath County, Oregon.
3. Assessments of Klamath Recreational Association as set forth in the Declaration referred to in instrument recorded July 12, 1963, in Volume 336, page 473, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of July _____ A.D., 19 86 at 2:02 o'clock P M., and duly recorded in Vol. M86 day
of Deeds _____ on Page 11866
By Evelyn Biehn, County Clerk
Evelyn Biehn

FEE \$14.00