

63482

WARRANTY DEED  
MTC-1059-K

CHARLES A. THORPE and HELEN I. THORPE,

KNOW ALL MEN BY THESE PRESENTS, That

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN HOWARD FULLER and PATRICIA RUTH FULLER, 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 13, Block 1, TRACT NO. 1033, KENO HILLSIDE ACRES, 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 \$ 65,000.00. (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 27th day of June, 19 86; 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)

Charles A. Thorpe  
CHARLES A. THORPE  
Helen I. Thorpe  
HELEN I. THORPE  
STATE OF OREGON, County of \_\_\_\_\_ ) ss.

STATE OF OREGON, ) ss.  
County of Klamath  
June 27, 19 86.

Personally appeared the above named  
CHARLES A. THORPE and HELEN I. THORPE

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_, 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 \_\_\_\_\_, a corporation, 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)

Notary Public for Oregon  
My commission expires:

Charles A. Thorpe & Helen I. Thorpe

GRANTOR'S NAME AND ADDRESS

John Howard Fuller & Patricia Ruth Fuller  
606 TCS Box 284  
APO NY, NY 09069

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, ) ss.

County of \_\_\_\_\_

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.

Recording Officer  
Deputy

By \_\_\_\_\_

- continued from the reverse side of this deed -

12018

SUBJECT TO:

1. A 25 foot building setback line from all street sides.
2. Subject to covenants, conditions, and restrictions as shown on dedicated plat.
3. Conditions as contained in Deed recorded June 21, 1973, in Volume M73, page 7803, Microfilm Records of Klamath County, Oregon, from Piney Woods Land and Development Company, an Oregon corporation, to Sam B. Davis, to wit:  
"Covenant running with the land in recognition of the fact that certain of the surrounding property adjacent to these parcels of property which are the subject matter hereof, are generally used for agricultural purposes. Grantee, his heirs, successors, and assigns shall not interfere with the reasonable use of said surrounding property for agricultural purposes."
4. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 9th day  
of July A.D., 19 \_\_\_\_ at 9:42 o'clock A.M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Deeds on Page 12017.

FEE \$14.00

Evelyn Biehn County Clerk  
By Berntha J. Letoch