

OK

62004

WARRANTY DEED

Vol. M80 Page 9399

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM E. HATCHER and SHERYL ANN HATCHER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
LAWRENCE P. BURG and KAREN A. BURG, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in Block 13 of FOURTH ADDITION TO WINEMA GARDENS, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Subject to:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.
2. Reservations and restrictions, as contained in plat dedication, to wit:  
"said plat being subject to: (1) Public utility and drain easements along the back lot lines and centered on the common lot lines as shown on the annexed map; (2) Building setback lines as shown on the annexed map; (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
3. Subject to a 20 foot building setback from Kimberly Drive as shown on dedicated plat.
4. Subject to a 16 foot utility easement along East lot line as shown on dedicated plat.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 above and those apparent upon the land as of the date of this conveyance.

\*\*\*THIS DOCUMENT IS BEING RE-RECORDED TO STATE VESTING AS HUSBAND AND WIFE 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 \$50,000.00

However, the actual consideration consists of or includes other property or value given or promised which is  
the whole 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 28 day of May, 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 DE-  
SCRIBED 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.  
May 28, 1986.

Personally appeared the above named  
William E. Hatcher and Sheryl Ann  
Hatcher

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Sandy J. Atkins  
Notary Public for Oregon AZ.

My commission expires:  
My Commission Expires Mar. 3, 1989

William E. &amp; Sheryl Ann Hatcher

GRANTOR'S NAME AND ADDRESS

Lawrence P. &amp; Karen A. Burg

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Fed  
540 Main St  
Klamath Falls, OR 97600

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

Same

NAME, ADDRESS, ZIP

William E. Hatcher

Sheryl Ann Hatcher

STATE OF OREGON, County of Klamath ) ss.

Personally appeared \_\_\_\_\_ 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 be-  
half 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) Sandy J. Atkins  
Notary Public for Oregon

My commission expires:  
My Commission Expires Mar. 3, 1989

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
30th day of May, 1986,  
at 3:01 o'clock P. M., and recorded  
in book/reel/volume No. M86 on  
page 9399 or as fee/file/instru-  
ment/microfilm/reception No. 62004,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

Fee; \$10.00

By Amy Smith Deputy

23154

8888

10032  
12156

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of \_\_\_\_\_ July \_\_\_\_\_ A.D., 19 86 at 8:31 o'clock A M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 12155

FEE \$9.00

Evelyn Biehn County Clerk  
By Bernetha J. Litsch

Unofficial Copy