

63614

WARRANTY DEED
MTC-16575-K

Vol. 148 Page 12267

KNOW ALL MEN BY THESE PRESENTS, That JONATHAN L. SALSURY and ROBIN R. SALSURY, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEAN J. LODER and CYNTHIA J. LODER, husband and wife
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 2 of SUMMERS HEIGHTS, 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 \$45,250.00
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 10th 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)

STATE OF OREGON,

County of Klamath

July 10, 1986

Personally appeared the above named
JONATHAN L. SALSURY and ROBIN R. SALSURY

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Jonathan L. Salsbury
JONATHAN L. SALSURY

Robin R. Salsbury
ROBIN R. SALSURY
STATE OF OREGON, County of Klamath

Personally appeared

and
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

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Jonathan L. Salsbury & Robin R. Salsbury

3540 Pine Tree Dr.
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Dean J. Loder & Cynthia J. Loder
5216 Summit
Klamath Falls, OR 97603

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,

County of

I certify that the within instrument was received for record on the day of

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.

By

Recording Officer
Deputy

FOSSIL

- continued from the reverse side of this deed -

12268

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. An easement created by instrument, including the terms and provisions thereof,
Dated: July 8, 1933
Recorded: July 24, 1933
Volume: 101, page 274, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company, a California corporation
For: Electric transmission line
(no exact location)
3. A right of way conveyed by Fred Peterson and Nett D. Peterson, his wife, to the California Oregon Power Company, a California corporation, including the terms and provisions thereof, dated December 17, 1943, recorded December 23, 1943, in Volume 160, page 581, Deed Records of Klamath County, Oregon.
4. 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 July 11, 1950, in Volume 240, page 150, Deed Records of Klamath County, Oregon.
5. Reservations as contained in plat dedication, to wit:
"Do hereby grant public easements over all lots for future sewers or utilities when and where needed for public health and welfare (along property lines where feasible)."
6. 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:

on this 14th day of July A.D., 19 86
at 11:39 o'clock A M. and duly recorded
in Vol. M86 of Deeds Page 12267
Evelyn Biehn, County Clerk
By [Signature]
Fee, \$14.00 Deputy.