

MOUNTAIN TITLE COMPANY

63840

WARRANTY DEED Vol. 1267 Page 12677

KNOW ALL MEN BY THESE PRESENTS, That DAVID E. REES and LORI A. REES, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANCISCO J. CAMPOS and OLGA M. CAMPOS, 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 19 in Block 10 of TRACT NO. 1064--FIRST ADDITION TO GATEWOOD, 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 \$ 49,600.00

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 17th day of July, 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)

David E. Rees
DAVID E. REES

Lori A. Rees
LORI A. REES

STATE OF OREGON, NEVADA
County of CLARK ss.
July 17, 19 86

STATE OF OREGON, County of ss.
19

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

Personally appeared the above named DAVID E. REES and LORI A. REES and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public
State of Nevada
County of Clark
BARBARA A. PEREZ
My commission expires Mar. 20, 1989 3/20/89

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)

David E. Rees & Lori A. Rees
7904 Fanciful Avenue
Las Vegas, NV 89128

GRANTOR'S NAME AND ADDRESS
Francisco J. Campos & Olga M. Campos
5443 Glenwood
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, 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.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Reservations as contained in plat dedication, to wit:
"all building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
4. Covenants, conditions, and restrictions and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
5. Subject to an 8 foot utility easement over Easterly lot line as shown on dedicated plat.
6. Reservations or exception in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 21st day
of July A.D., 19 86 at 9:05 o'clock A. M., and duly recorded in Vol. M86
of Deeds on Page 12677
By Evelyn Biehn, County Clerk
FEE \$14.00