

## MOUNTAIN TITLE COMPANY

63898

JUL 22 AM 10 33

WARRANTY DEED

MTC - 14758-K M90

Page 12773

KNOW ALL MEN BY THESE PRESENTS, That ALLEN L. MC KIMMEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH E. STICE and EVELYN M. STICE, 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 37 in Block 3 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 \$ 50,250.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 50,250.00. 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 19th 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.

ALLEN L. MC KIMMEY

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~ WASHINGTON }  
County of Spokane } ss.  
July 19, 1986

Personally appeared the above named ALLEN L. MC KIMMEY

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

(OFFICIAL SEAL)

Notary Public for Oregon Washington  
My commission expires: Jan 24, 1988

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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:

Allen L. McKimney  
2504 E. 40th  
Spokane, WA 99203

GRANTOR'S NAME AND ADDRESS

Kenneth E. Stice & Evelyn M. Stice  
329 W. 5th St.  
Ottumwa, Iowa 52501

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

By \_\_\_\_\_ Deputy

- continued from the reverse side of this deed -

12774

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable..
2. An easement created by instrument, including the terms and provisions thereof,  
Dated: June 26, 1905  
Recorded: May 18, 1907  
Volume: 22, page 479, Deed Records of Klamath County, Oregon  
In favor of: United States of America  
(No specific location given)
3. An easement created by instrument, including the terms and provisions thereof,  
Dated: May 1, 1945  
Recorded: May 15, 1945  
Volume: 176, page 284, Deed Records of Klamath County, Oregon  
In favor of: California Oregon Power Company  
For: Right of Way for pole lines  
(No specific location given)
4. The premises herein described are within and subject to the statutory powers,  
including the power of assessment, of Klamath Irrigation District.
5. Utility easements as shown on dedicated plat.
6. 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 annexed map are dedicated  
to the City of Klamath Falls for 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."
7. An easement created by instrument, including the terms and provisions thereof,  
Dated: January 14, 1974  
Recorded: March 20, 1974  
Book: M74, page 3582, Records of Klamath County, Oregon  
In favor of: City of Klamath Falls  
For: 10 foot sewer easement over the NW 1/4 SE 1/4
8. Covenants, conditions, 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of July \_\_\_\_\_ A.D., 19 86 at 10:33 o'clock \_\_\_\_\_ the 22nd day  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 12773 \_\_\_\_\_ M86

FEE \$14.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_