

MOUNTAIN TITLE COMPANY

63928

WARRANTY DEED MTC-4035-116 Page 12825

KNOW ALL MEN BY THESE PRESENTS, That THOMAS R. HURST and JUNE R. HURST, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLEN A. BUTLER and ESTHER M. BUTLER, 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 35 in Block 3, 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 \$ 60,000.00. 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 22nd 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)

THOMAS R. HURST

JUNE R. HURST
STATE OF OREGON, County of _____) ss.
July 22, 1986

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 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)

STATE OF OREGON, County of Klamath, July 22, 1986

Personally appeared the above named THOMAS R. HURST and JUNE R. HURST

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11/16/87

Notary Public for Oregon
My commission expires:

Thomas R. Hurst & June R. Hurst
1800 Esplanade
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Glen A. Butler & Esther M. Butler
1800 Esplanade #1
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.

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. 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. 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."
5. 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 $\frac{1}{4}$ SE $\frac{1}{4}$
6. An utility easement along the Southerly lot line as shown on the dedicated plat.
7. A 16' utility easement along the Easterly lot line as shown on the dedicated plat.
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, ss.
County of Klamath

Filed for record at request of:

on this 22nd day of July A.D. 19 86
at 3:53 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 12825
Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee, \$14.00