

64221

WARRANTY DEED

Vol. M80

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ALL MEN BY THESE PRESENTS, That PAUL J. ARRITOLA and TONI J. ARRITOLA, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOLORES MITCHELL

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 102, MERRYMAN'S REPLAT of vacated portion of Old Orchard Manor, 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 above and those apparent upon the land, if any, as of the date of this deed

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 \$ 48,000.00

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 30th 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)

PAUL J. ARRITOLA

TONI J. ARRITOLA

STATE OF OREGON, County of

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Personally appeared

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)

STATE OF OREGON,

County of Klamath

July 30

1986

Personally appeared the above named PAUL J. ARRITOLA and TONI J. ARRITOLA

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

Camela Spanca
Notary Public for Oregon
My commission expires: 8/16/88

Paul J. Arritola & Toni J. Arritola
8622 Rocking Horse Lane
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Dolores Mitchell
909 Applewood
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

- continued from the reverse side of this deed -

ISSUED
13383

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. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, as adopted by plat dedication, including the terms and provisions thereof, recorded February 20, 1951 in Volume 245, page 361, Deed Records of Klamath County, Oregon.
 4. Building restrictions as contained in plat dedication, to wit:
"(1) Lots are for residential purpose only and are limited to one residence per lot. (2) Easements for installation and maintenance of utilities and drainage are reserved in 7.0 foot strips of land along the rear of all lots."
 5. Irrigation ditch easement and building setback lines as shown on dedicated plat.
 6. An easement created by instrument, including the terms and provisions thereof, dated August 18, 1950, recorded September 1, 1950, in Book 241, page 518; dated January 13, 1951, recorded January 23, 1951, in Book 244, page 613, in favor of The California Oregon Power Company.
 7. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: March 17, 1978
Recorded: March 17, 1978
Volume: M78, page 5209, Microfilm Records of Klamath County, Oregon
Amount: \$31,000.00
Grantor: Robert A. Broadhead and Janet B. Broadhead, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association, Klamath Falls, Oregon
The beneficial interest in said Trust Deed was assigned, by instrument dated September 1981, and recorded September 28, 1981, in Volume M81, page 17273, Microfilm Records of Klamath County, Oregon, to Jackson County Federal Savings & Loan Association.
- The Grantee named on the reverse side of this deed agrees to assume and pay in full the above described Trust Deed.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 30th day of July A.D. 19 86
at 2:19 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 13382
By Evelyn Biehn, County Clerk [Signature] Deputy.
Fee, \$14.00