

164285

WARRANTY DEED

Vol 1486

Page

1351

KNOW ALL MEN BY THESE PRESENTS, That KENNETH LEE COOPER and KATHLEEN MARGARET COOPER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES H. GILLAM and HARRIET C. GILLAM, 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:

The South one-half of Lot 8 in Block 1 of PINE GROVE RANCHETTES, 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 \$42,500.00.

~~THE WHOLE OF THE ABOVE DESCRIBED PROPERTY IS BEING CONVEYED TO THE GRANTEE BY THE GRANTOR AS A TRUST FOR THE GRANTOR'S ESTATE. (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 29th 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 29

1986

Personally appeared the above named KENNETH LEE COOPER and KATHLEEN MARGARET COOPER

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Kathleen Margaret Cooper  
KATHLEEN MARGARET COOPER

STATE OF OREGON, County of Klamath

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)

Kenneth Lee Cooper & Kathleen Margaret Cooper  
2318 Garden  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

James H. Gillam & Harriet C. Gillam  
3737 Pine Grove Rd. P.O. Box 1538  
Klamath Falls, OR 97601

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 Klamath

I certify that the within instrument was received for record on the day of July, 1986,

at 10 o'clock M., and recorded in book 1486 on page 1351 or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

SECRET

9069

- 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. Right of way, including the terms and provisions thereof, from Roy F. Kinsman, single, to Pacific Telephone and Telegraph recorded August 1, 1964, in Deed Volume 149 at page 41.
3. Right of way, including the terms and provisions thereof, for anchor and guys, and transmission lines, from William D. Cunningham, to Pacific Power and Light Co., recorded August 3, 1960, in Deed Volume 323 at page 202, the SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$ , and recorded May 22, 1963, in Deed Volume 345, at page 422, the S $\frac{1}{2}$ NE $\frac{1}{4}$ .
4. An easement created by instrument, including the terms and provisions thereof, dated June 24, 1966, recorded June 27, 1966, in M66 at page 3788 in favor of Raymond F. Batty and other for ingress and egress and utility easement.
5. An agreement, including the terms and provisions thereof, for a well and water Pipeline as disclosed by Deed recorded January 5, 1967, in M67 at page 111 and Deed recorded March 20, 1970, in Volume M68, page 2187, Microfilm Records of Klamath County, Oregon.
6. Subject to restrictions as contained in plat dedication, to wit:  
"1. A 25 foot building setback line from the front line of all lots except the well lot. 2. Any easement or rights of way of record. 3. A 16 foot public utilities easement, water line easements and drainage easement all as shown on the annexed plat. 4. One foot reserve strips (street plugs) as shown on the annexed plat, to be dedicated to the County and later released by resolution the adjoining property is properly developed."
7. Covenants, 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 October 7, 1970, in Volume M70, page 8985, and amended covenants, conditions, and restrictions recorded September 8, 1972, in Volume M72, page 10125, all Microfilm Records of Klamath County, Oregon.
8. Subject to a 25 foot building setback from Mallory Drive and Pine Grove Road as shown on the dedicated plat.
9. Subject to an 8 foot utility easement over East lot line as shown on dedicated plat.
10. Regulations, including levies, liens, assessments, rights of way and easements of Mallory Enterprises Public Utility.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of August A.D., 19 86 at 8:37 o'clock A M., and duly recorded in Vol. M86,  
of Deeds on Page 13512  
FEE \$14.00  
By Evelyn Biehn, County Clerk  
Ann Smith