

64518

WARRANTY DEED MT-1085

Vol. M80

Page 133

KNOW ALL MEN BY THESE PRESENTS, That DEANE SACHER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VICTOR J. ALLEN

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 15, Block 2, TRACT 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



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 shown on the reverse of this deed and those of record and 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 \$4,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 6th day of August, 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)

Deane Sacher

STATE OF OREGON,

County of Klamath

8/6, 1986

Personally appeared the above named

Deane Sacher

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

Deane Sacher

Notary Public for Oregon

My commission expires: 8/14/88

STATE OF OREGON, County of

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Deane Sacher

GRANTOR'S NAME AND ADDRESS

Victor J. Allen

P.O. Box 617

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

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

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Conditions and restrictions, including the terms and provisions thereof, recorded October 16, 1978 in Volume M78, page 23030, and recorded February 22, 1979 in Volume M79, page 4047, Microfilm Records of Klamath County, Oregon and recorded in Volume M79, page 23364 and Volume M81, page 7558, Microfilm Records of Klamath County, Oregon.
4. Reservations as contained in plat dedication, to wit:
"said plat being subject to: (1) Building setback lines as follows: 25 foot at front, 5 foot at side, 25 foot at rear; (2) Easements for public utilities and irrigation use as shown, said easements to provide ingress and egress for construction and maintenance of said utilities; (3) 1 foot street plugs as shown on the annexed map, said area to be designated as a public street when the county governing body deems it necessary; (4) Additional restrictions as shown in any recorded protective covenants."

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 7th day of August A.D., 19 86
at 9:34 o'clock A M. and duly recorded
in Vol. M86 of Deeds Page 13933

Evelyn Biehn, County Clerk
By [Signature]

Deputy.

Fee, \$14.00

