

61840

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol 186 Page 14502

KNOW ALL MEN BY THESE PRESENTS, That JACK R. HILLMAN and REBECCA S. HILLMAN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. HARKLESS, 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 19 in Block 36, TRACT 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES OF OREGON, 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 use."

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 \$ 59,000.00. 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). 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 8th 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)

STATE OF OREGON,

County of Klamath

8-8

1986

Personally appeared the above named Jack R. Hillman and Rebecca S. Hillman

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

Jack R. & Rebecca S. Hillman

GRANTOR'S NAME AND ADDRESS

James L. & Patricia L. Harkless

8107 Big Buck Lane

Klamath Falls, Oregon 97601

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

Jack R. Hillman

Rebecca S. Hillman

STATE OF OREGON, County of

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Personally appeared

and 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)

STATE OF OREGON,

County of

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

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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

MOUNTAIN TITLE COMPANY

SUBJECT TO:

14503

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Power line right of way over rear of lot as shown on dedicated plat.
3. Reservations as contained in plat dedication, to wit:
"Subject to the following restrictions: (1) 25 foot building setback from front and side property lines. (2) Public utilities easements 16 feet in width centered on all side property lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjointe property is properly developed. (4) All sanitary facilities subject to approval of the County Sanitarian. (5) A 20 foot drainage easement as shown on the annexed plat. (6) A 225 foot powerline right of way as shown on the annexed plat. (7) All existing easements and reservations of record."
4. Mortgage, 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 29, 1978
Recorded: March 30, 1978
Volume: M78, page 6010, Microfilm Records of Klamath County, Oregon
Amount: \$42,500.00
Mortgagor: David L. Campbell and Debra C. Campbell, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M85196)

The Grantees appearing on the reverse of this deed agree to assume said Mortgage and to pay said Mortgage in full, and further agree to hold seller harmless therefrom.

Said Mortgage was assumed by Jack R. Hillman and Rebecca S. Hillman by Assumption Agreement recorded November 12, 1982 in Volume M82, page 15091, Microfilm Records of Klamath County, Oregon.
5. Subject to proposed formation of Klamath River Acres Special Road District as disclosed by Klamath County Commissioner's Journal.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 15th day of August A.D., 19 86
at 1:07 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 14502

Evelyn Biehn, County Clerk

By [Signature]

Fee, \$14.00

Deputy.