

64916

WARRANTY DEED 1170-1075016

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM W. SMITH

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM ROBERT STINE and DONNA L. STINE, 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 4, Block 3, TRACT NO. 1008, BANYON PARK, 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 \$ 49,000.00

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 12th 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)

WILLIAM W. SMITH

STATE OF OREGON,

County of Klamath

August 12, 1986

Personally appeared the above named WILLIAM W. SMITH

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

19

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)

William W. Smith

5530 Sylvia

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

William Robert Stine & Donna L. Stine
4750 Sumac
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Should a change in tax status be 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 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

14671

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 South Suburban Sanitary District.
3. Regulations, including levies, assessments, water, and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District, and subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon, as "Notice to Persons Intending to plat lands within the Klamath Basin Improvement District."
4. Reservations and restrictions as shown on dedicated plat, to wit:
"Subject to: (1) A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; (2) Easements as shown on the annexed map for construction and maintenance of public utilities, irrigation and drain ditches, said easements to provide ingress and egress with any plantings or structures placed thereon by lot owners to be at their own risk; (3) No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; (4) Additional restrictions as provided in any recorded protective covenants."
5. 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 December 23, 1974, in Volume M74, page 16182, Microfilm Records of Klamath County, Oregon
6. Subject to an 8 foot utility and irrigation ditch easement over South lot line as shown on dedicated plat.
7. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 13th day of August A.D., 19 86
at 11:42 o'clock A M. and duly recorded
in Vol. M86 of Deeds Page 14670

Evelyn Biehn, County Clerk

By

Sam Smith

Deputy.

Fee, \$14.00