

65346

WARRANTY DEED

Vol. 1280 Page 15545

Corporation

KNOW ALL MEN BY THESE PRESENTS, That HENLEY LAND COMPANY, INC., an Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EMERSON FEIL and IRENE FEIL, 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 50, Block 1, Tract No. 1085, COUNTRY GREEN, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

SEE ATTACHED EXHIBIT "A"

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 \$ 12,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 19 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

HENLEY LAND COMPANY, INC.

BY: Wm. T. McGaughey

STATE OF OREGON,

County of _____ ss.

STATE OF OREGON, County of Klamath August 27, 1986 ss.

Personally appeared Wm. T. McGaughey and who, being duly sworn,

the president and

Henley Land Company, Inc.

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:

Linda Hunsaker

Notary Public for Oregon

My commission expires: 7/23/89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

Henley Land Company, Inc.

GRANTOR'S NAME AND ADDRESS

Emerson and Irene Feil

GRANTEE'S NAME AND ADDRESS:

After recording return to:

Emerson & Irene Feil

P.O. Box 103

New Pine Creek, OR 97635

NAME, ADDRESS, ZIP

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

Emerson & Irene Feil

P.O. Box 103

New Pine Creek, OR 97635

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

15546

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Agreement between Oregon Water Corporation and Henley Land Company, Inc., recorded May 2, 1974 in Book M-74 at page 5514.
3. Covenants, easements and restrictions, recorded July 30, 1974 in Book M-74 at page 9272 and amended June 30, 1975 in Book M-75 at page 7360, and amended by Decree filed July 11, 1979 in Case #78-525E.
4. Restrictions as shown on the recorded plat.
5. Subject to the assessment of Country Green Association, Inc.
6. An easement in favor of Pacific Power & Light Co., recorded August 15, 1974 in Book M-74 at page 9954.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ August _____ A.D., 19 _____ at _____ 2:30 o'clock _____ P _____ M., and duly recorded in Vol. _____ M86
_____ Deeds _____ on Page _____ 15545.

FEE \$14.00

By Evelyn Biehn, County Clerk

[Signature]