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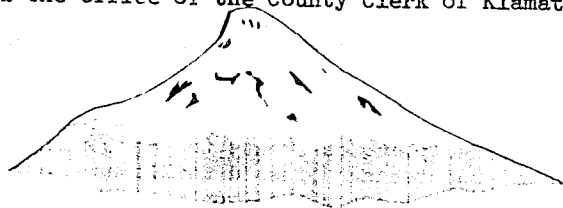
WARRANTY DEED MTC-116703

Vol. 1890 Page 15561

KNOW ALL MEN BY THESE PRESENTS, That KERMIT D. HULTGREN and LILLIE A. HULTGREN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHNATHAN E. GRIFFIN & JUDITH E. GRIFFIN, 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 9 in Block 13, TRACT 1071, FIRST ADDITION TO THE MEADOWS, 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 \$ 54,660.00

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 @, 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 22 day of August, 19 86; if a corporate grantor, this instrument was signed and sealed by its officers, duly authorized thereto by order of its board of directors.



OFFICIAL SEAL
TERRI M. LOPES
NOTARY PUBLIC - CALIFORNIA
SANTA CRUZ COUNTY
My commission expires: Nov. 2, 1989

(If executed by a corporate grantor, affix corporate seal)

X Kermit D. Hultgren
Kermit D. Hultgren

X Lillie A. Hultgren
Lillie A. Hultgren

STATE OF OREGON, California)
County of Santa Cruz) ss.
August 22, 1986

Personally appeared the above named
Kermit D. Hultgren &
Lillie A. Hultgren

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon, California
My commission expires: 11-8-89

STATE OF OREGON, County of) ss.
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 _____, a corporation, 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

KERMIT D. & LILLIE A. HULTGREN

GRANTOR'S NAME AND ADDRESS

JOHNATHAN E. GRIFFIN & JUDITH E. GRIFFIN
4411 Meadows Ct. N.
Klamath Falls, OR 97603

After recording return to:

JOHNATHAN E. GRIFFIN & JUDITH E. GRIFFIN

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:

15562

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. A 25 foot building setback line from streets as shown on dedicated plat.
3. An 8 foot utility easement along rear of lot as shown on dedicated plat.
4. Reservations as contained in plat dedication, to wit:
"Subject to: (1) Easements for future public utilities and drainage as shown on the annexed plat, easements to provide ingress and egress for the construction and maintenance of said utilities and drainage, (2) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines, (3) All easements and reservations of record and 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 April 14, 1976 in Volume M76, page 5334, Microfilm Records of Klamath County, Oregon.
6. Building and Use Restrictions, including the terms and provisions thereof, recorded July 14, 1976 in Volume M76, page 10730, Microfilm Records of Klamath County, Oregon.
7. Dedication for Tract 1071, FIRST ADDITION TO THE MEADOWS, recorded July 14, 1976 in Volume M76, page 10732, Microfilm Records of Klamath County, Oregon.
8. Subject to the terms and provisions of those certain Articles of Incorporation, Meadows District Improvement Company, filed September 29, 1975 in Volume M75, page 11801, Microfilm Records of Klamath County, Oregon.
9. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: May 10, 1978
Recorded: May 11, 1978
Volume: M78, page 9646, Microfilm Records of Klamath County, Oregon
Amount: \$46,000.00
Grantors: Kermit D. Hultgren and Lillie A. Hultgren, husband and wife
Trustee: Transamerica Title Insurance Company
Beneficiary: First National Bank of Oregon

The Grantees appearing on the reverse of this Deed agree to assume said Trust Deed and to pay said Trust Deed in full, and further agree to hold sellers harmless therefrom.

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

on this 28th day of August A.D. 19 86
at 4:11 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 15561

Evelyn Biehn, County Clerk

By

[Signature]

Deputy.

Fee, \$14.00