

KCTC-38954

65780

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EDITH SUE ALLEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLARENCE A. BEERMAN, 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 13 in Block 1 of Tract No. 1002 LaWanda Hills, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 10th day of September, 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 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.

Edith Sue Allen
By Hugh C. Allen Attorney in fact

STATE OF OREGON,

County of _____, 19____

STATE OF OREGON, County of _____, 19____

Personally appeared _____ and

Personally appeared the above named _____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the _____ secretary of _____

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

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:

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires:

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clarence A. Beerman
P.O. Box 321
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address.
Clarence A. Beerman
P.O. Box 321
Klamath Falls, Oregon 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of _____, 19____

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

EXHIBIT "A"

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Subject to:

1. Taxes for 1986-87 are now a lien but not yet payable.
2. Easement, including the terms and provisions thereof, to The California Oregon Power Company, a California corporation, dated January 18, 1926, recorded March 20, 1926, in Volume 69 page 384, Deed records of Klamath County, Oregon.
3. Reservation and restrictions contained in the dedication and as shown on the plat of LaWanda Hills, Tract No. 1002, as follows:
 - ..1. Building set-back lines as shown on the annexed plat.
 2. Public utilities easement as shown on the annexed plat.
 3. Plevna Improvement District ditch as shown on the annexed plat.
 4. Water pipe easement as shown on the annexed plat.
 5. One foot reserve strips (street plugs) as shown on the annexed plat
- to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed.
6. Vacation of vehicular access rights to State Highway No. 66 from lots 1, 2, 3, 4 & 5 of Block 1.
7. All sanitary facilities subject to the approval of the County Sanitarian.
8. No residential buildings shall be constructed between main Plevna ditch and highway 66.
9. Drainage easements as shown on annexed plat.
10. Any recorded protective covenants.
4. Declaration of Conditions and Restrictions, dated August 31, 1971, recorded November 14, 1975, in Volume M-75 at page 14401, records of Klamath County, Oregon.

FORM No. 125 - ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of

KLAMATH

ss.

On this the 10TH day of SEPTEMBER, 1986, personally appeared HUGH L. ALLEN who, being duly sworn (or affirmed), did say that he is the attorney in fact for EDITH SUE ALLEN that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

Susan C. Creel
(Signature)

Notary for Oregon
(Title of Office)

My Commission expires 6-21-88

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of

of SeptemberA.D. 1986 at 11:52 o'clockthe 10th dayof Deeds and duly recorded in Vol. M86on Page 16317

FEE \$14.00

Evelyn Biehn, County Clerk

By

Sam Smith