

66479

WARRANTY DEED

MND-1007-P

Vol. M80 Page 17581

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM S. THOMAS and SHIRLEY A. THOMAS,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD R. HILL and JOANN A. HILL, 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 26 in Block 2 of TRACT NO. 1099, ROLLING HILLS, 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 \$ 73,500.00

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 the sentence between the symbols @, it 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 23rd 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.

(If executed by a corporation, affix corporate seal)

William S. Thomas  
William S. Thomas

Shirley A. Thomas  
Shirley A. Thomas

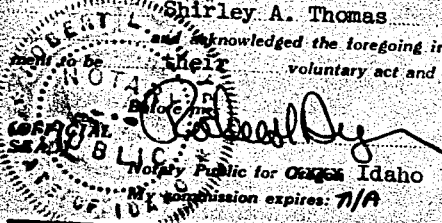
STATE OF ~~OREGON~~ IDAHO

County of Kootenai ss.  
9/23, 1986

Personally appeared the above named

William S. Thomas & Shirley A. Thomas

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



STATE OF ~~OREGON~~ OREGON, County of ...

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 S. & Shirley A. Thomas

GRANTOR'S NAME AND ADDRESS

GERALD R. & JOANN A. HILL

6505 Palomino Ct.

Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

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

STATE OF ~~OREGON~~ 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 ... on page ... or as file/reel number ...

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By ... Deputy

MOUNTAIN TITLE COMPANY

SUBJECT TO:

17582

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Reservations and restrictions, including the terms and provisions thereof, as contained in Deed recorded in Book 25 at page 472, Deed Records of Klamath County, Oregon.
3. Restrictions and easements as contained in plat dedication, to wit:  
"(1) Building setback lines of 75 feet from the centerline of the street on which the lot fronts and 50 feet from the centerline of the street on which the lot sides. (2) Public utilities easements 16 feet in width centered on all side and back lot 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 adjoining property is properly developed. (4) All sanitary facilities subject to the approval of the Oregon Department of Environmental Quality. (5) Access to Reeder Road, a county road, is hereby vacated for lot 5, block 1 and lot 7, Block 2. (6) Access to the proposed road adjacent to the North boundary of said "ROLLING HILLS" is hereby vacated for lots 1, 9, 10, 11, 13, 14, and 15, block 1 and all of block 3. (7) Drainage easements as shown on the annexed plat."
4. 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 October 16, 1974 in Volume M74, page 13496, Microfilm Records of Klamath County, Oregon and amended by instrument recorded October 1, 1975 in Volume M75, page 11919, Microfilm Records of Klamath County, Oregon.
5. Articles of Association imposed by instrument, including the terms and provisions thereof, recorded October 15, 1974 in Volume M74, page 13469, Microfilm Records of Klamath County, Oregon.
6. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Rolling Hills Road and Drainage Association.
7. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District and Klamath Basin Improvement District.
8. 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  
of September A.D., 19 86 at 9:37 o'clock A.M., and duly recorded in Vol. M86  
of Deeds on Page 17581

FEE \$14.00

Evelyn Biehn, County Clerk  
By Am Smith