

66682

WARRANTY DEED

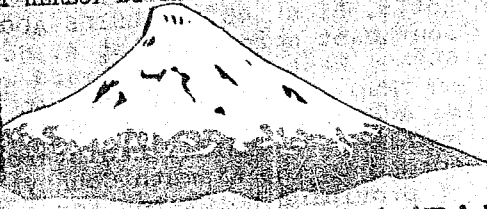
Vol. 17068

Page 18000

KNOW ALL MEN BY THESE PRESENTS, That CHARLES F. FREDERICK and DEBBIE J. FREDERICK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT N. EDWARDS and MARCIA EDWARDS, 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:

SEE LEGAL DESCRIPTION ON THE REVERSE SIDE OF THIS DEED WHICH IS MADE A PART HEREOF BY THIS REFERENCE



## 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 all those of record 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 \$ 125,000.00. (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 27 day of September, 1986; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

*Charles F. Frederick*  
CHARLES F. FREDERICK

*Debbie J. Frederick*  
DEBBIE J. FREDERICK

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~ CALIFORNIA } ss.  
County of *San Bernardino*  
September 27, 1986

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.

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 \_\_\_\_\_

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.

(OFFICIAL SEAL)

Before me: *Helen Gardner Foy*  
Notary Public for Oregon *California*  
My commission expires: *11/17/87*

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

CHARLES F. FREDERICK & DEBBIE J. FREDERICK

GRANTOR'S NAME AND ADDRESS

ROBERT N. EDWARDS & MARCIA EDWARDS  
444 HILLSIDE  
KLAMATH FALLS, OR 97601

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

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

MOUNTAIN TITLE COMPANY

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## Description Sheet

180C1

Lot 4 and the Northerly 25 feet of Lot 5, Block 46, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Northwesterly 10 feet of said Lot 4, ALSO EXCEPTING THEREFROM the Southwesterly 20 feet of said Lots 4 and 5 which was conveyed to Klamath County by Deed recorded August 12, 1926, in Book 72 at page 229.

TOGETHER WITH a perpetual non-exclusive easement to the hot water well located on Lot 5, Block 46, HILLSIDE ADDITION TO KLAMATH FALLS, from the Southeast corner of Lot 4, South 21°11' East 48/47 feet; and South 68°46' West 2.58 feet, said well being more specifically located on "Map of Survey of portion of Lots 4 and 5, Block 46, Hillside Addition to Klamath Falls, Oregon", surveyed for W. F. Price by Albert Gastaldi, Registered professional Land Surveyor, and recorded in the Klamath County Surveyors' Records, for the purpose of providing hot water for a single family residence on the above-described premises and necessary maintenance of the well.

TOGETHER WITH a non-exclusive, perpetual, appurtenant and transferable easement through the existing culvert on a portion of Lots 5 and 6, Block 46, Hillside Addition to Klamath Falls, more particularly described as follows:

Beginning at a  $\frac{1}{2}$ " iron pin in the Westerly line of Hillside Avenue, from which the Northeast corner of said Lot 5 and Block 46, bears North 21°14'00" West 30.00 feet; thence from said point of beginning South 21°14'00" East along the Westerly line of said Hillside Avenue 22.47 feet to a point; thence leaving said Westerly line of Hillside Avenue South 68°46'00" West 6.58 feet; thence North 21°14'00" West parallel with said Hillside Avenue 22.47 feet; thence North 68°46'00" East 6.58 feet to the point of beginning, for the purpose of conveying hot water from the above-described hot water well to the above-described property conveyed by this deed. This easement is for the purpose of maintaining pipes and transporting hot water through the existing culvert and does not grant any rights to disturb the surface of the ground or any structures or improvements thereon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of \_\_\_\_\_ October \_\_\_\_\_ A.D., 19 86 at 3:15 o'clock P. M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 18000.

FEE \$14.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_