

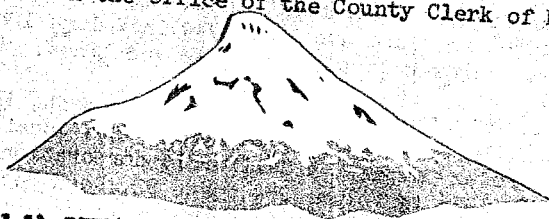
66747

WARRANTY DEED MTC-177 Vol. 1880 Page 18119

KNOW ALL MEN BY THESE PRESENTS, That JOHN CLIFFORD DYKES and MARYLOU LORRAINE DYKES, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE R. RICHEY and VIRGINIA RICHEY, 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 11, Block 6, TRACT 1003, THIRD ADDITION TO MOYINA, 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, 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 \$ 59,000.00. 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). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.090.)

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 3rd day of October, 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)

John Clifford Dykes
Marylou Lorraine Dykes
STATE OF OREGON, County of Klamath, 1986

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.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 1986,

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

John Clifford Dykes &
Marylou Lorraine Dykes

GRANTOR'S NAME AND ADDRESS

Joe R. Richey & Virginia Richey
6730 Beckton
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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MTC 177 Vol. 1880 Page 18119

SUBJECT TO:

18120

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Volume 128, page 267, in favor of the California Oregon Power Company for pole and lines. (Blanket easement)
4. An easement and right of way created by instrument, including the terms and provisions thereof, 10 feet wide, "Pole line as now located," granted to The California Oregon Power Company, a California corporation, dated June 1, 1956, recorded on June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon. (Blanket Easement)
5. Easement covering water mains runnign to well site described in Deed Volume 385, page 257, Klamath County records, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in the various lot deeds.
6. Restrictions and easements contained in plat dedication, to wit:
"said plat subject to: a building setback line as shown, public utility easements as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in recorded protective covenants."
7. Building setback lines, 20 feet wide, along the front lines of the herein described property, as shown on the dedicated plat referred to herein.
8. Public utility easements over the rear 8 feet of lot as shown on dedicated plat.
9. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: July 13, 1978
Recorded: July 13, 1978
Volume: M78, page 15079, Microfilm Records of Klamath County, Oregon
Amount: \$42,500.00
Mortgagor: John Clifford Dykes and Marylou Lorraine Dykes, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M93047)
- THE GRANTEEES APPEARING ON THE REVERSE OF THIS DEED AGREE TO ASSUME SAID MORTGAGE AND TO PAY SAID MORTGAGE IN FULL AND FURTHER AGREE TO HOLD SELLERS HARMLESS THEREFROM.
10. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: June 25, 1979
Recorded: June 26, 1979
Volume: M79, page 15095, Microfilm Records of Klamath County, Oregon
Amount: \$5,275.00
Mortgagor: John Clifford Dykes and Marylou Lorraine Dykes, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P15053)

THE GRANTEEES APPEARING ON THE REVERSE OF THIS DEED AGREE TO ASSUME SAID MORTGAGE AND TO PAY SAID MORTGAGE IN FULL AND FURTHER AGREE TO HOLD SELLERS HARMLESS THEREFROM.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 3rd day of Oct. A.D. 19 86
at 4:11 o'clock P. M. and duly recorded
in Vol. M86 of Deeds Page 13119
Evelyn Biehn, County Clerk
By [Signature]
Fee, \$14.00 Deputy.