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WARRANTY DEED

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I, KNOW ALL MEN BY THESE PRESENTS, That... DENNIS R. FADLING & BEVERLY J. FADLING, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK DOOLITTLE and KAY E. DOOLITTLE, 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 33, Block 1, TRACT NO. 1116, SUNSET EAST, 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 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 \$ 87,000.00. 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 @, 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            day of October, 19 86; 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.

Dennis R. Fadling  
Dennis R. Fadling

Beverly J. Fadling  
Beverly J. Fadling

STATE OF OREGON, } ss.  
County Klamath  
October 3rd, 19 86

STATE OF OREGON, County of            ) ss.  
          , 19           

Personally appeared the above named  
Dennis R. Fadling & Beverly J. Fadling

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:  
[Signature]  
Notary Public for Oregon  
My commission expires: 7-6-90

Before me:  
            
Notary Public for Oregon  
My commission expires:           

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Dennis R. & Beverly J. Fadling

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/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           

GRANTOR'S NAME AND ADDRESS

Mark & Kay E. Doolittle  
90 MTC

GRANTEE'S NAME AND ADDRESS

After recording return to:  
GRANTEE 90 MTC

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

57181

18158

## SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Reservations, restrictions and easements as contained in plat dedication, to wit:  
"Said plat subject to: (1) Easements for future public utilities as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities; (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, applicable to zoning requirements and additional restrictions as provided in any recorded protective covenants."
3. 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 September 13, 1976 in Volume M76, page 14436, Microfilm Records of Klamath County, Oregon.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Lighting District.
5. Subject to a 25 foot building setback from Verda Vista Place as shown on dedicated plat.
6. Subject to an 8 foot utility easement along West lot line as shown on dedicated plat.
7. 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 \_\_\_\_\_ the 6th day  
of October A.D. 19 86 at 11:09 o'clock A M., and duly recorded in Vol. M86,  
of \_\_\_\_\_ Deeds on Page 13157.  
Evelyn Biehn, County Clerk  
By [Signature]

FEE \$14.00

