

OK

67485

WARRANTY DEED

Vol. M80 Page 19410

KNOW ALL MEN BY THESE PRESENTS, That GARY ROSSO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NEAL G. BUCHANAN, 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 45, West Park Addition to the City of Klamath Falls, 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"

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 \$ 31,787.73

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 21st day of October, 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.

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.

STATE OF OREGON,

County of CATSOB

October 21, 1986

Personally appeared the above named GARY L. ROSSO

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

Before me, [Signature]
Notary Public for Oregon
My commission expires: 7/21/90

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF 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/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

GRANTEE'S NAME AND ADDRESS

After recording return to:

Neal H. Buchanan
601 Main Street, Suite 215
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Neal H. Buchanan
601 Main Street, Suite 215
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

19411

Subject to:

1. Reservations and restrictions in the dedication of West Park as follows: "...subject to building setbacks and regulations as set forth by the Zoning Ordinances of the City of Klamath Falls, Oregon and to Utility Easements as shown on the annexed plat."
2. Declaration of Conditions and Restrictions, recorded September 21, 1956, in Volume 286 page 611, Deed records of Klamath County, Oregon.
3. Right of way for Transmission Line, including the terms and provisions thereof, recorded October 25, 1956 in Volume 287 page 446, Deed records of Klamath County, Oregon.
4. Mortgage, including the terms and provisions thereof, recorded July 21, 1976 in Volume M-76 page 11055, Mortgage records of Klamath County, Oregon in favor of The State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage the grantees herein assume and agree to pay according to the terms contained therein.
5. Mortgage, including the terms and provisions thereof, recorded October 9, 1978 in Volume M-78 page 22485, Mortgage records of Klamath County, Oregon, in favor of The State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage the grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of October

A.D., 19 86 at 9:25 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 19410 the 27th day

FEE \$14.00

Evelyn Biehn,
By Ann Smith County Clerk