

68140

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MC-17082-P

Vol 1480 Page 20223

KNOW ALL MEN BY THESE PRESENTS, That CHARLES D. JACKSON and EILEEN M. JACKSON,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE E. BROWNING

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 7, Block 13, FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



## MOUNTAIN TITLE COMPANY

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 \$ 62,000.00. 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 12<sup>th</sup> day of November, 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)

Charles D. Jackson

Eileen M. Jackson

STATE OF OREGON,

County of Douglas

Nov 12, 1986

STATE OF OREGON, County of

Personally appeared

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

CHARLES D. JACKSON & EILEEN M. JACKSON

GRANTOR'S NAME AND ADDRESS

GEORGE E. BROWNING

1831 Kimberly  
Klamath Falls OR 97601

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,

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.

Recording Officer

By Deputy

MOUNTAIN TITLE COMPANY

SUBJECT TO:

20734

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
  2. Reservations and restrictions as contained in plat dedication, to wit:  
"said plat being subject to: (1) Public utility and drain easements along the back lot lines and centered on the common lot lines as shown on the annexed map; (2) Building setback lines as shown on the annexed map; (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
  3. A 20 foot building set-back line from Kimberly Drive as shown on the dedicated plat.
  4. An 8 foot utility easement along the Southerly lot line as shown on the dedicated plat.
  5. A 16 foot utility easement along the Easterly lot line as shown on the dedicated plat.
  6. Trust Deed, 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 21, 1972  
Recorded: July 26, 1972  
Volume: M72, page 8138, Microfilm Records of Klamath County, Oregon  
Amount: \$22,300.00  
Grantor: Robert L. Nealy, Jr. and Nancy B. Nealy, husband and wife  
Trustee: William Ganong, Jr.  
Beneficiary: First Federal Savings and Loan Association

The Grantee appearing on the reverse of this deed agrees to assume said Trust Deed and to pay said Trust Deed in full, and further agrees to hold sellers harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of \_\_\_\_\_ November \_\_\_\_\_ A.D., 19 86 at 2:45 o'clock P M., and duly recorded in Vol. MS6  
of \_\_\_\_\_ Deeds on Page 20733  
FEE \$14.00  
By Evelyn Biehn, County Clerk  
Ann Smith