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WARRANTY DEED

Vol. 1481 Page 14672

KNOW ALL MEN BY THESE PRESENTS, That MARGARET L. HEADLEY and CYNTHIA L. KELLEMS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE W. HORTON and DEBBIE M. HORTON, 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 4 in Block 4, Tract 1016, Green Acres, 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 \$57,345.26.

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 31<sup>st</sup> day of July, 1987; 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.

STATE OF OREGON,

County of Klamath

ss.

Aug 14, 1987

Personally appeared the above named

Margaret L. Headley and Cynthia L. Kellems

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

STATE OF OREGON, County of

19

ss.

Personally appeared

and

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Bruce W. Horton  
5324 Mason Lane  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Bruce W. Horton  
5324 Mason Lane  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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

## EXHIBIT "A"

## Subject to:

1. These premises are within the boundaries of Green Acres Improvement District, and are subject to "...rules, regulations, leives, assessments and easements thereof, if any there may be.
2. Reservations and restrictions in the dedication of Green Acres.
3. Dedication of Restrictive Covenants for Green Acres.
4. Right of Way for pole lines, including the terms and provisions thereof, by and between J.W. Whiteline and The California Oregon Power Company, dated September 9, 1946, recorded October 26, 1946, in Volume 197 page 413, Deed Records of Klamath County, Oregon.
5. Easement, including the terms and provisions thereof, by and between J.W. Whiteline and R.P. Breitenstein, et ux., dated March 31, 1950, recorded March 31, 1950, in Volume 237 page 641, Deed records of Klamath County, Oregon.
6. Right of Way, including the terms and provisions thereof, recorded January 21, 1957, in Volume 289 page 225, Deed Records of Klamath County, Oregon.
7. Trust Deed, including the terms and provisions thereof, recorded December 29, 1976 in Volume M-76 Page 20773, in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.
8. Trust Deed, including the terms and provisions thereof, recorded July 17, 1984, in Volume M-84 Page 12086, in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.

State of CALIFORNIA }  
County of VENTURA } ss.

On this the 31 day of JULY 1987, before me,

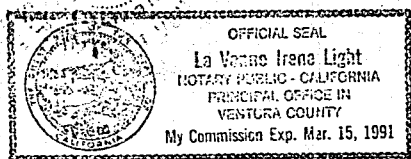
LA VONNE IRENE LIGHT

the undersigned Notary Public, personally appeared

\* \* \* MARGARET L. HEADLEY \* \* \*

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) IS subscribed to the within instrument, and acknowledged that SHE executed it. WITNESS my hand and official seal.



La Vonne Irene Light  
Notary's Signature

03-357 25 050 357

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Klamath County Title Company  
on this 14th day of August A.D., 19 87  
at 2:49 o'clock P M. and duly recorded  
in Vol. M87 of Deeds Page 14672.

Evelyn Biehn, County Clerk  
By [Signature] Deputy.

Fee, \$14.00