

2409

WARRANTY DEED

Vol. m89 Page 12529

KNOW ALL MEN BY THESE PRESENTS, That Carolyn G. Dearborn

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Carolyn G. Dearborn and Theodore E. Dearborn, not as tenants in common but with the right of survivorship 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 10 and the Westerly 3 feet of Lot 11, BLOCK 10, TRACT 1079, known as the SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

--continued on the reverse side of this deed--

(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 stated on the reverse side of this deed and those 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 \$1000 and affection

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 10th day of July, 1989 ;

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.

Carolyn Dearborn

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.
July 10, 1989

Personally appeared the above named
Carolyn G. Dearborn

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: April 1, 1990

STATE OF OREGON, County of) ss.
Personally appeared , 19

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:

(If executed by a corporation, affix corporate seal)

Carolyn G. Dearborn
6303 Onyx Avenue
Klamath Falls, Oregon 97603
GRANTOR'S NAME AND ADDRESS

Carolyn G. Dearborn and Theodore E. Dearborn
6303 Onyx Avenue
Klamath Falls, Oregon 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.

NAME, ADDRESS, ZIP

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. 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

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- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Lighting District.
4. Assessments, if any, due to the City of Klamath Falls for water use.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
6. Reservations and restrictions as contained in plat dedication, to wit: "said plat subject to: (1) Easements for future public utilities, irrigation, and drainage as shown on the annexed plat; easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage, (3) No changes will be made in the present irrigation, and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns; (4) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street line; (5) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants. This plat is approved subject to the following conditions: 1. The owners of the land in this subdivision, their heirs, and assigns in whom title may be vested, shall always at their own expense properly install, maintain, and operate such irrigation system. 2. The Enterprise Irrigation District, shall never be liable for damage caused by improper construction, operation, or care of such system or for lack of sufficient water for irrigation. 3. The liability of the operators of the Enterprise Irrigation District shall be limited to the delivery of water at established outlets. 4. The lands shall always be subject to irrigation easements whether or not irrigation water is furnished or used."
7. 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 June 29, 1973, in Volume M73, page 8283, Microfilm Records of Klamath County, Oregon.
8. Subject to a 16 foot easement along Northerly lot lines as shown on dedicated plat.
9. Subject to a 25 foot building setback from Onyx Avenue, as shown on dedicated plat.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Carolyn G. Dearborn the 10th day
of July A.D., 19 89 at 3:05 o'clock P M., and duly recorded in Vol. M89,
of Deeds on Page 12529.

Evelyn Biehn, County Clerk
By Pauline Mullender

FEE \$13.00