090-09-13806 MTC 21741 W. URANTY DEED (Individual or Cerport a). 24195 Vol. mg9 Page 12679 WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, That STANLEY A. FERGUSON AND VELMA F. FERGUSON husband and wife _____ hereinalter called the grantor, for the consideration hereinalter stated, to grantor paid by CLARENCE E. BURNETT AND HAZEL J. BURNSTT. husbard and wife hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and essigns, 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 18, ELM PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS the Westerly 2 feet of the Southerly 150 feet of said Lot 18, ELM PARK. EXCEPTING: Reservations and restrictions as contained in deed recoreded September 22, 1947 in 1. Volume 211, page 408, Deed Records of Klamath County, Oregon The premises herein described are within and subject to statutory powers, including 2. the power of assessment, of Klamath Irrigation District. Application and Agreement for exemption from payment of Assessment recorded January 21, 1986 in Volume M86, page 67, Deed Records of Klamath County, Oregon ົມ The premises herein described are within and subject to the statutory powers, including (OVER - On Back of this document) (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) з. To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. 풆 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 ≣ 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 \$27,000.00 [®]However, the actual consideration consists of or includes other property or value given or promised which is the trade-part of the consideration (indicate which).⁽⁽⁾ (The sentence between the symbols⁽⁰⁾, 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 // A day of July if a corporate grantor, it has caused its nume to be signed and seal affixed by its officers, duly authorized thereto by THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIEGD 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. Stanley A. FERGUSON zu OR Zelma 2. Zurgu VELMA F. FERGUSON STATE OF OREGON, County of STATE OF OREGON. County of Klamath) 33. July, 19..... , 19 89 Personally appearedandwho, being duly sworn, Porsonally appeared the above named Stanley A. & Velma F. Ferguson 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 ment to be Their voluntary act and deed. and that the seal allixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt of said corporation by authority of its board of directors; and each of them toknowledged said instrument to be its voluntary act and deed. Before me: a : O Before the: (OFFICIAL Dellonah D. Jones (OFFICIAL SEAL) Notary Public for Oregon Notary Public for Oregon My commission expires: 10/24/19 2 Notary Public for Oregon My commission expires: (If executed by a corporation, affix corporate seal) Stanley A. & Velma F. Fergus 40 KEE STATE OF OREGON. GRANTOR'S NAME AND ADDRESS County of Clarence E. & Hazel J. Burnett X certify that the within instru-3207 Shasta Way ment was received for record on the GRANTEE'S NAME AND ADDRESS o clockM., and recorded at After recording rotum to: SPACE RESERVED in book/reel/volume No.....on Klamath 1st Federal Savings & Loan FOR pageor as lee/file/instru-RECORDER'S USE 540 Main Street ment/microfilm/reception No Klamath Falls, OR 97601 Record of Deeds of said county. NAME, ADDRESS, ZIP Witness my hand and seal of Until a charge is requested all tax statements shall be sent to it a following County affixed. same as above NAME NAME, ADDRESS, ZIP By Depaty

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Conditions, restrictions and easements as contained in instrument recorded, 4. September 29, 1941, in Volume 141, page 337, Klamath County, Oregon, Deed Records, to wit:

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"First - No cattle, hogs, sheep or goats shall ever be kept upon said premises by stabling, herding or penning the same thereon: Second - No dwelling house of a less value than \$3,000.00 shall ever be erected or constructed on said parcel of real property; and all building of every kind shall be set back 35 feet from the property line on its front or street side;

Third - This conveyance is made and accepted, subject to all contracts existing on, over, and across said property for electricity carriage, and irrigation and drainage ditches."

5. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

Any encroachments, unrecorded easements, violations or covenants, conditions and 6. restrictions, and any other matters which would be disclosed by a correct survey.

STATE OF OREGON: COUNTY OF KLAWATH: SS.

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