

OK

2185

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That STANLEY A. FERGUSON AND VELMA F. FERGUSON, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLARENCE E. BURNETT  
AND HAZEL J. BURNETT, husband and wife  
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 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:

1. Reservations and restrictions as contained in deed recorded September 22, 1947 in Volume 211, page 408, Deed Records of Klamath County, Oregon
2. The premises herein described are within and subject to statutory powers, including 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
3. 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)  
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

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 whole or part of the consideration (indicate which). (The sentence between the symbols ①, 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 11th 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.

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.

Stanley A. Ferguson  
STANLEY A. FERGUSON

Velma F. Ferguson  
VELMA F. FERGUSON

STATE OF OREGON,

County of Klamath ss.  
July 11, 1989

STATE OF OREGON, County of \_\_\_\_\_ ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared \_\_\_\_\_ 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 \_\_\_\_\_

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)

Personally appeared the above named  
Stanley A. & Velma F. Ferguson  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Deborah D. Jones  
Notary Public for Oregon  
My commission expires: 10/24/92

Stanley A. & Velma F. Ferguson  
C/O KEF

GRANTOR'S NAME AND ADDRESS

Clarence E. & Hazel J. Burnett  
3207 Shasta Way  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal Savings & Loan  
540 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
same as above

NAME, ADDRESS, ZIP

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

43. Continued:

the power of assessment, of South Suburban Sanitary District

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

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 11th day  
of July A.D. 19 89 at 3:54 o'clock P.M., and duly recorded in Vol. M89  
of Deeds on Page 12679.

FEE \$13.00

Evelyn Biehn County Clerk

By Barbara Miller