

516-ATC

22177

WARRANTY DEED

Vol. m89 Page 17265

KNOW ALL MEN BY THESE PRESENTS, That Gregory P. Elstad

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald L. Carpenter and Cheryl A. Carpenter, 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 1, Block 4, FIRST ADDITION TO BLEY-WAS-HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

and the said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances excepting those set forth on the reverse side hereof--

(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 the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances excepting those set forth on the reverse side hereof--

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 \$31,750.00. 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 12th day of September, 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.

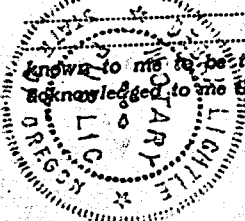
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON

County of Lake

BE IT REMEMBERED, That on this 12th day of September, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Gregory P. Elstad.

knows to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



My Commission expires: 12-10-90

Gregory P. Elstad  
Box 534  
Hines, Or. 97738  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Donald Carpenter  
P.O. Box 23  
Bly, Oregon 97622  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Lake Co. Title  
405 No 1st St  
Lakeview, Or. 97630  
NAME, ADDRESS, ZIP

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

By \_\_\_\_\_ Deputy

SUBJECT TO those certain easements, reservations, restrictions and rights of way of record or apparent on the ground, including, but not limited to the following:

1. Taxes for the fiscal year 1989-1990, a lien, not yet due and payable.  
Account No: 3714 003DC 00900 Key No: 407660

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Bly Sanitary and Water District.

3. Subject to an 8 foot utility easement as shown on dedicated plat. (Along the Southerly portion of lot)

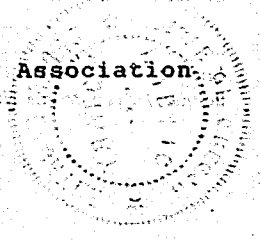
4. Reservations and restrictions as shown in plat dedication, to wit:  
"Subject to: (1) All minimum building setback and other requirements as per RD7000 Property Development Standards. (2) All utility easements of the size and location as shown on the annexed plat. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when adjoining property is properly developed."

5. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded June 13, 1974 in Volume M74, page 7311, and also imposed by instrument recorded July 18, 1974 in Volume M74, page 8744, all Microfilm Records of Klamath County, Oregon.

6. Subject to the proposed organizing of the "Bley-Was Heights Owners Association"; as evidenced by deed instrument recorded June 22, 1976 in Volume M76, page 9301, Microfilm Records of Klamath County, Oregon.

7. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;

Dated: September 20, 1979  
Recorded: September 20, 1979  
Volume: M79, page 22452, Microfilm Records of Klamath County, Oregon  
Re-recorded in  
Volume: M79, page 23115, Microfilm Records of Klamath County, Oregon  
Amount: \$29,500.00  
Grantor: Willard L. Britton  
Trustee: William Sisemore  
Beneficiary: Klamath First Federal Savings and Loan Association  
which the Grantees assume and agree to pay.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day of Sept. A.D. 19 89 at 3:39 o'clock p.M., and duly recorded in Vol. M89 of Deeds on Page 17265

FEE \$13.00 Evelyn Biehn County Clerk By *Pauline Mullins*