

6338

MTL 22372

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
George F. Crain Sr. and Lucille Crain, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Robert J. Obermeier and Lorene A. Obermeier, Husband and Wife, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 6 Block 13, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the
official plat thereof on file in the office of the County Clerk of Klamath County
Oregon.

Tax Account No. 3909 014CA 07200

"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."

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 and the above granted premises, free from all encumbrances except those
attached or those apparen upon the land, if any, as of the date of this deed.

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 \$ 58,000.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole/
part of the 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 9 day of October, 19 89 ;
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.

STATE OF ~~OREGON~~ ALASKA)
County of _____, 19 ____.

Personally appeared the above named _____

George F. Crain, Sr. and
Lucille Crain
and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Lucille Crain
STATE OF OREGON, County of N/A) ss.
October 9, 19 89.

Personally appeared GEORGE F. CRAIN SR and
LUCILLE CRAIN who, being duly sworn,
each for himself and not one for the other, did say that the former is the
N/A president and that the latter is the
N/A 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 their voluntary act and
deed.

Before me:

Notary Public for Oregon Anchorage, Alaska
My commission expires: 3/1/92

George F. Crain Sr. and Lucille Crain
8050 Pioneer Drive, Box 905
Anchorage, ALASKA 99504
GRANTOR'S NAME AND ADDRESS
Robert J. Obermeier and Lorene A. Obermeier
34652 Bachelor Flat Road
St. Helens, Oregon 97051
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:

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of _____
I certify that the within instrument was
received for record on the _____, 19 _____,
day of _____, at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Recording Officer
Deputy

By _____

99 OCT 12 AM 10 16

MOUNTAIN TITLE COMPANY

1. An easement dated June 26, 1905 and recorded May 18, 1907 in Volume 22, page 479, Records of Klamath County, Oregon, in favor of the United States of America
2. An easement dated May 1, 1945 and recorded May 15, 1945 in Book 176 at page 284 in favor of California Oregon Power Company for right of way for pole lines.
3. Reservations and restrictions as contained in plat dedication, to wit:
"All building restrictions of the R75 Zone of the City of Klamath Falls, as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
4. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
5. Subject to an 8 foot utility easement over the West and North lot line as shown on dedicated plat.
6. 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: April 13, 1979
Recorded: April 16, 1979
Volume: M79, page 8335, Microfilm Records of Klamath County, Oregon
Amount: \$52,700.00
Grantor: Thomas S. Marier, Jr. and Shelia L. Marier, husband and wife
Trustee: Transamerica Title Insurance Company
Beneficiary: First National Bank of Oregon SAID DEED OF TRUST SELLERS
HEREIN AGREE TO PAY AND HOLD BUYERS
HARMLESS FROM.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of Oct. A.D., 19 89 at 10:16 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 19339.
Evelyn Biehn County Clerk
By Pauline Mullens

FEE \$13.00