

OK

29489

WARRANTY DEED

Vol. M9/ Page 9246

KNOW ALL MEN BY THESE PRESENTS, That Earl J. Howe

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Earl J. Howe and Janet M. Howe, husband and wife as tenants by the entirety, 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 16, Old Orchard Manor to the City of Klamath Falls, in the County of Klamath, State of Oregon.

## Subject to:

- 1) Regulations, levies, liens and utility assessments of the City of Klamath Falls.
- 2) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
- 3) Restrictions, as shown on the recorded plat of Old Orchard Manor.
- 4) An easement including terms and provisions thereof to Pacific Power and Light Co. recorded 9/1/50 in Book 241 page 518 for 5' right of way for transmission and distribution of electricity.
- 5) Covenants, easements and restrictions imposed by instrument recorded 2/20/51 in Book 245 page 361.

\*other good and valuable consideration

(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

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 \$\* .....

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪ (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 16 day of May, 1991; 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 KlamathMAY 16

} ss.

, 19 91

Personally appeared

Earl J. Howe

and the

OFFICIAL SEAL

BRADFORD J. ASPELL

NOTARY PUBLIC - OREGON

COMMISSION NO. 009332

MY COMMISSION EXPIRES FEB 03, 1995

ment to be

his

voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of .....

) ss.

Personally appeared ....., 19 .....

and

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)

Earl J. Howe

GRANTOR'S NAME AND ADDRESS

Return: Earl J. Howe & Janet M. Howe  
906 Alandale  
Klamath Falls, Or. 97603

After recording return to:

Aspell, Della-Rose & Richard  
122 South 5th Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

No Change

NAME, ADDRESS, ZIP

STATE OF OREGON,

} ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of May, 19 91 at 10:28 o'clock A.M., and recorded in book/reel/volume No. M91 on page 9246 or as fee/file/instrument/microfilm/reception No. 29489, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.  
 NAME TITLE

By Dorinda Mullendy Deputy

Fee \$28.00

cc 1.00

26.00