

OK 31114

WARRANTY DEED

Vol. ma Page 12155

KNOW ALL MEN BY THESE PRESENTS, That ROBERT E. SIMMONS and MARY L. BEAN,
who acquired title as MARY L. SIMMONS
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. SIMMONS

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 8, Block 6, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,

and covenants that grantor is the owner of the above described property free of all encumbrances except those contained in patent of the United States Government, the State of Oregon, and reservations contained in the dedication of Tract 1042 of record in Klamath County, Oregon; rights of the Federal Government, the State of Oregon, and the general public in any portion of the above described property lying below the high water line of the Little Deschutes River; and the following further restrictions: (1) Animals will be restricted to household pets. No cows, pigs, chickens, ducks or goats; three horses per lot maximum. (2) Buildings shall be constructed in a workmanlike manner and comply with State and County building codes. (3) Any mobile home used as a permanent residence shall have a retail value of \$5,000. or more when installed. (4) All owners shall be responsible for maintaining their lots free of trash and refuse at all times.

(Continued on back.)

(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 \$ 5,000.00

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE 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~~

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 4 day of June, 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. Robert E. Simmons

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.

greg allen hunt a tennis fact
for mary L. Bean who took title
as mary L. Simmons

STATE OF OREGON, } ss.
County of Lane, 1991

STATE OF OREGON, County of Lane) ss.
4 June, 1991

Personally appeared greg allen hunt 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

Personally appeared the above named

Robert E. Simmons

and acknowledged the foregoing instrument to be his voluntary act and deed.

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:

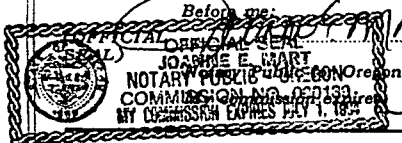
Sara Waters

Notary Public for Oregon

My commission expires: 3.18.94

OFFICIAL SEAL

(If executed by a corporation, affix corporate seal)



Mary L. Bean, 1430 Willamette Street,
Suite 103, Eugene, OR: Robert E. Simmons,
1761 Elkay Drive, Eugene, OR

GRANTOR'S NAME AND ADDRESS

Robert L. Simmons
2517 Prairie Place S.E.
Albany, OR 97321

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert L. Simmons
2517 Prairie Place S.E.
Albany, OR 97321

NAME, ADDRESS, ZIP

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

Robert L. Simmons
2517 Prairie Place S.E.
Albany, OR 97321

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

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

(Continued)

(5) No tents shall be used as dwellings on the property. (6) No business shall be conducted on the property, except for Lots 1 and 2, Block 7; Lots 1 and 2, Block 12; Lots 11 and 12, Block 6; and Lots 1 and 2, Block 13. (7) Owners shall comply with all sanitary laws and regulations of Klamath County and the State of Oregon; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

[Faint, mostly illegible text, likely a continuation of a legal document or survey description.]



STATE OF OREGON
COUNTY OF KLAMATH
[Faint text, possibly a declaration or certification.]

[Faint text, possibly a continuation of the document or a separate section.]

9039079

12157

KNOW ALL MEN BY THESE PRESENTS, That I, MARY L. BEAN

have made, constituted and appointed, and by these presents do hereby make, constitute and appoint
GREG ALLEN HUNT

my true and lawful attorney for me and in my name, place and stead, and for my use and benefit to demand, sue for, recover, collect and receive all such sums of money, debts, rents, dues, accounts, legacies, bequests, interests, dividends, annuities and demands whatsoever, as are now or shall hereafter become due, owing, payable or belonging to me, to have, use and take all lawful ways and means in my name or otherwise for the recovery thereof, and to compromise, settle and adjust and to execute and deliver acquittances or other sufficient discharges for any of the same; to bargain, contract for, purchase, receive and take lands, tenements, hereditaments, and accept the seisin and possession thereof and all deeds and other assurances in the law therefor and to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate lands, tenements and hereditaments, including my right of homestead in any of the same for such price, upon such terms and conditions and with such covenants as my said attorney shall think fit; to sell, transfer and deliver all or any shares of stock owned by me in any corporation for any price and receive payment therefor and to vote any such stock as my proxy; to bargain for, buy, sell, mortgage, hypothecate and in any and every way and manner deal in and with goods, wares and merchandise, choses in action, and other property in possession or in action, and to make, do and transact all and every kind of business of whatsoever nature or kind; for me and in my name and as my act and deed, to sign, seal, execute, acknowledge and deliver all deeds, covenants, indentures, agreements, trust agreements, mortgages, pledges, hypothecations, bills of lading, bills, bonds, notes, evidences of debt, receipts, releases and satisfactions of mortgages, judgments and other debts payable to me and other instruments in writing of whatever kind and nature which my said attorney in his/her absolute discretion shall deem to be for my best interests, to have access to any safety deposit box which has been rented in my name, or in the name of myself and any other person or persons; to sell, discount, endorse, deliver and/or deposit all checks, drafts, notes and negotiable instruments payable to my order, to withdraw any moneys deposited in my name with any bank, by check or otherwise, and generally to do any business with any bank or banker on my behalf; to complete, sign, and deliver any tax return or form and pay taxes thereon or collect refunds therefrom; also

9928AUG.15*90#06REC

5.00

9928AUG.15*90#06PFUND

10.00

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or my said attorney's substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

This power shall take effect: (delete inapplicable phrase)

(a) on the date next written below;

(b) on the date the executor hereof shall be adjudged incompetent by a court of proper jurisdiction.

My said attorney and all persons unto whom these presents shall come may assume that this power of attorney has not been revoked until given actual notice either of such revocation or of my death.

In construing this instrument and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on 13 July, 1990.

Mary L. Bean
 MARY L. BEAN

STATE OF OREGON, County of Lane, ss.

This instrument was acknowledged before me on 13 July, 1990 by MARY L. BEAN.

(SEAL)

Carol J. Smith
 Notary Public for Oregon.
 My Commission expires 9/1/91

Power of Attorney

MARY L. BEAN

To

GREG ALLEN HUNT

AFTER RECORDING RETURN TO

giahunt

State of Oregon,
 County of Lane—ss.

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

15 JUL 90 11:41

Reel 1648R

Lane County OFFICIAL Records.
 Lane County Clerk

By:

John E. Fair
 County Clerk

ss.
 within instru-
 record on the
 _____, 19_____, at
 nd recorded in
 _____, on page
 _____, Record of
 if said County.
 and seal of

TITLE

Deputy

No. 9039079

12157

MARY J. BEHN

KNOW ALL MEN BY THESE PRESENTS THAT

and the undersigned, being of legal age and sound mind, do hereby certify that the foregoing document has been by me compared with the original, and that it is a correct transcript thereof, and of the whole of said original as the same appears on file or of record in this office and in my official care and custody.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the County Clerk (ex-officio) in and for Lane County, State of Oregon,

this 4th day of June, 1991

By Mary J. Behn Deputy

FILED
COUNTY

and the undersigned, being of legal age and sound mind, do hereby certify that the foregoing document has been by me compared with the original, and that it is a correct transcript thereof, and of the whole of said original as the same appears on file or of record in this office and in my official care and custody.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the County Clerk (ex-officio) in and for Lane County, State of Oregon,

this 4th day of June, 1991

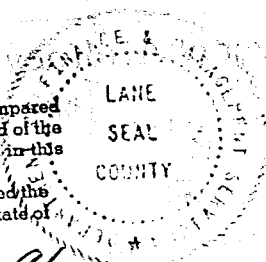
By Mary J. Behn Deputy

STATE OF OREGON }
COUNTY OF LANE } ss

This is to certify that the foregoing document has been by me compared with the original, and that it is a correct transcript thereof, and of the whole of said original as the same appears on file or of record in this office and in my official care and custody.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the County Clerk (ex-officio) in and for Lane County, State of Oregon,

this 4th day of June, 1991
Ex-officio County Clerk in and for Lane County, Oregon.
By Mary J. Behn Deputy



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robert L. Simmons the 25th day of June A.D., 19 91 at 3:16 o'clock P.M., and duly recorded in Vol. M91 of Deeds on Page 12155

Evelyn Biehn
By Douglas Mullenbarger County Clerk

FEE \$43.00