

1-1-74

33063

WARRANTY DEED

Vol. m 91 Page 15692

KNOW ALL MEN BY THESE PRESENTS, That STEVEN N. GUTHRIE and CLARICE Y. GUTHRIE, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GREGORY G. FOX and KEENE S. FOX, 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 4, Block 6, FIRST ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. A 25 foot building set back line from Evergreen Drive, as shown on dedicated plat.
2. A 16 foot utility easement along the rear of lot, as shown on dedicated plat.
3. Reservations as contained in plat dedication.
4. Conditions and restrictions, and omission of restrictions, imposed by instrument and recorded December 22, 1969 in Volume M69, page 10609, Microfilm Records of Klamath County, Oregon.
5. Easement, including terms and provisions thereof, recorded August 1, 1942 in Volume 149, page 144, Deed Records of Klamath County, Oregon.

(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

EXCEPT THOSE AS SET FORTH ABOVE

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 \$10,200.00

~~Whereof the actual consideration consists of or includes other property, or value, or interest, or benefit, or advantage, or 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 7th day of August, 1977; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

Aug 7, 1977.

Personally appeared the above named Steven N. Guthrie and Clarice Y. Guthrie

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

Before me,

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-19-78

ST

STATE OF OREGON,

County of Klamath

8/4, 1977.

Personally appeared the above named

Clarice Y. Guthrie

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

Before me,

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-19-78

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 9 day of August, 1991, at 2:53 o'clock P.M., and recorded in book M91 on page 15692 or as file/reel number 33063. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Shirley J. Quinn Deputy

Fee: \$28.00

1CC 1.00

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