

58187

WARRANTY DEED

MTC 16625

Vol 93 Page 4466

KNOW ALL MEN BY THESE PRESENTS, That ALLEN H. BAKER & KATHLEEN H. BAKER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRADLEY F. CLARK, SR. & SANDRA S. CLARK, 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1, Block 8, JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 of the above granted premises, free from all encumbrances EXCEPT as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed, 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 \$ 12,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @ if not applicable, should be deleted. See ORS 92.030.)~~

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 day of June, 19 86, 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)

⑧ Allen H. Baker
Allen H. Baker

⑧ Kathleen H. Baker
Kathleen H. Baker

STATE OF OREGON,

County of Linn

June 13, 19 86

Personally appeared the above named
Allen H. Baker & Kathleen
H. Baker

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

Before me:

Shirley L. Mohr

Notary Public for Oregon

My commission expires: 6-17-87

STATE OF OREGON, County of

19

Personally appeared

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Allen H. Baker & Kathleen H. Baker

GRANTOR'S NAME AND ADDRESS

Bradley F. Clark, Sr. & Sandra S. Clark

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee - Bradley & Sandra Clark
P. O. Box 1378
La Pine, OR 97739

NAME, ADDRESS, ZIP

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

Grantee Bradley & Sandra Clark
P. O. Box 1378
La Pine, OR 97739

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 on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

SUBJECT TO:

1. A 20 foot building setback as shown on dedicated plat.
2. A 50 foot easement along rear of lot in favor of Pacific Telephone and Telegraph, as shown on dedicated plat.
3. 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 May 23, 1969 in Volume M69, page 3870, Microfilm Records of Klamath County, Oregon.
4. Rights of way, including the terms and provisions thereof, given to Pacific Telephone & Telegraph Company in Deed Volume 85, page 65 and Deed Volume 85, page 66, Records of Klamath County, Oregon, over the $W\frac{1}{2}SE\frac{1}{4}$, $SE\frac{1}{4}SW\frac{1}{4}$ of Section 24, $NE\frac{1}{4}NW\frac{1}{4}$ of Section 25 and $SE\frac{1}{4}NE\frac{1}{4}$, $W\frac{1}{2}NE\frac{1}{4}$, $SE\frac{1}{4}NW\frac{1}{4}$ of Section 25, for transmission and distribution of electricity.
5. Right of way agreement for gas pipe line 100 feet in width, including the terms and provisions thereof, granted to Pacific Gas Transmission Company, a California corporation, recorded September 26, 1960 in Volume 324, page 292, Deed Records of Klamath County, Oregon. Notice of location of said pipe line across the $W\frac{1}{2}NE\frac{1}{4}$ of Section 25 was recorded September 28, 1961 in Volume 332, page 580, Deed Records of Klamath County, Oregon. Subject to the terms of document recorded July 27, 1972 in Volume M72, page 8202, Microfilm Records of Klamath County, Oregon, for the consent for the road across the right of way of Pacific Pipe Line Station M. P. 493.5 as set forth in this exception.
6. An easement created by instrument, including the terms and provisions thereof,
Dated: May 19, 1969
Recorded: May 22, 1969
Volume: M69, page 3857, Microfilm Records of Klamath County, Oregon
For: Construction and operation of electric distribution line over said addition
7. An easement created by instrument, including the terms and provisions thereof,
Dated: May 19, 1969
Recorded: May 27, 1969
Volume: M69, page 3955, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Cooperative, Inc.
For: Construction and distribution line over said addition

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day
of March A.D., 19 93 at 11:36 o'clock A M. and duly recorded in Vol. M93
of Deeds on Page 4466
FEE \$35.00
By Evelyn Biehn County Clerk
Pauline M. M. M. M. M.