

63083

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MARLENE MARILYN WAGENBLAST, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLORIA JEAN CLARK, 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: An undivided one fourth interest in:

Lots 34, 35 and 36 in Block 14 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath County Drainage District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations contained in plat dedication, to-wit:

"Saving and accepting the right is hereby reserved by the dedication, their heirs, successors and assigns the privilege to install, operate, maintain, repair and remove water, sewer, and gas pipes, conduits, ditches and mains and electric light and telephone poles and wires, on, across, under and over the said streets, alleys, boulevards and lots."

5. Reservations and restrictions as contained in instrument recorded August 31, 1943 in Volume 158, Page 171, Deed Records of Klamath County, Oregon, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, wherein George S. Rusco et ux is Grantor and Arthur W. Johnson, et ux, is Grantee, to wit:

1) The value of dwelling houses to be constructed on said property shall be in the amount of not less than \$2,000.00 of approved floor plans, designs, and mode of construction to be approved by grantor or assigns.

2) The principal buildings shall be built on a building line twenty-five (25) feet from property lines, fronting streets, and no permanent fences or other buildings shall be built nearer the street than the front line of the principal building.

6. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

7. Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.

8. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

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 stated 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 \$42,000.00. ~~(1) 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 (1) 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 \_\_\_\_ day of June, 1993; 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.

*Marlene Marilyn Wagenblast*  
Marlene Marilyn Wagenblast

STATE OF OREGON )

County of ) ss.

Dated: June 10, 1993

Personally appeared the above named Marlene Marilyn Wagenblast and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

*Patti L. Ambrose*  
NOTARY PUBLIC FOR OREGON WASH  
My Commission Expires:

PATTI L. AMBROSE  
NOTARY PUBLIC  
STATE OF WASHINGTON  
My Commission Expires Oct. 18, 1994

Marlene Marilyn Wagenblast  
502 Owen Drive  
Montesano, WA 98563

Grantor's Name and Address

Gloria Jean Clark  
C/O KFFSL

Grantee's Name and Address

After recording return to:

KLAMATH FIRST FEDERAL SAVINGS  
& LOAN ASSOCIATION  
2943 South Sixth Street  
Klamath Falls, Oregon 97603

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title co  
on this 15th day of June A.D. 19 93  
at 3:47 o'clock P M. and duly recorded  
in Vol. M93 of Deeds Page 14011

Evelyn Bighn County Clerk

By *Evelyn Bighn*

Fee, \$35.00

Deputy.