

64405

WARRANTY DEED

Vol. m93 Page 16650

M7C 1346-0461

KNOW ALL MEN BY THESE PRESENTS, That

JAMES R. DENHAM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

GARY W. TATOM

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 15, less the Southeasterly 5 feet thereof, in WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

## MOUNTAIN TITLE COMPANY INC.

(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 as stated on the reverse side of this deed and those 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 \$45,923.66

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 2nd day of September, 1983; 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)

James R. Denham  
JAMES R. DENHAM

STATE OF OREGON

County of Klamath

September 2, 1983

Personally appeared the above named  
JAMES R. DENHAM

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 6/19/87

STATE OF OREGON, County of ) ss.

Personally appeared , 19

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

, 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:

Mr. James B. Denham

3939 Redondo Way  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Mr. Gary W. Tatom

1700 McClellan Drive  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

JACK &amp; BONNIE HARPHAM

5641 Bartlett

Klamath Falls, OR 97603

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

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.

Recording Officer

By

Deputy

07-12-93A09:22 RCVD

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 13, 1959, in Volume 13, page 496, Miscellaneous Records of Klamath County, Oregon, recorded and modified April 21, 1960, in Volume 320, page 437, Deed Records of Klamath County, Oregon, which was also recorded July 15, 1959, in Volume 13, page 472, Miscellaneous Records of Klamath County, Oregon, and recorded in Volume 321, at page 440, Deed Records of Klamath County, Oregon on May 26, 1960.
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 2, 1944, in Volume 164, page 406, and recorded July 13, 1951, in Volume 248, page 397, all Deed Records of Klamath County, Oregon, as follows:

"Rights of way for irrigation and drainage ditches are hereby reserved. Not more than two hogs shall be kept on said premises at any one time."

6. Easements and restrictions as reserved in plat dedication, to wit:
  - "1. A 20 foot building setback along the front of all lots as shown. 2. A ten foot easement along the back of all lots as shown, said easement to be centered along the back of adjoining lots and to be for future public utilities, drainage, and sanitary sewers, said easement to provide ingress and egress for the construction and maintenance of said utilities, with no structures or fences being permitted thereon and any planting being placed thereon at the risk of the owner should said construction or maintenance damage them. 3. Use of the land is for residential purpose only and is limited to one residential building per lot. 4. Architectural standards shall be no less than the minimum requirements of F. H. A. Specifications with a minimum foundation area of 1000 square feet of living space. 5. Ten foot utility easement to include and be centered on the side lines of Lots 8, 9, 10, 11, 12, 13, and 14."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 12th day  
of July A.D., 19 93 at 9:22 o'clock A M., and duly recorded in Vol. M93,  
of Deeds on Page 16650.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline M. Mendenhall