

79868

04-28-94A09:37 RCVD

NTC 38555-JW
WARRANTY DEED

Vol. 94 Page 1275

KNOW ALL MEN BY THESE PRESENTS, That LEWIS CRAIG ERICKSON and LYNNE A. ERICKSON, hereinafter called Grantors, for the consideration hereinafter stated, to grantor paid by GEORGE P. SIMMONS, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 13 in Block 6 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the West 5 feet thereof conveyed to Klamath County for road purposes.

SUBJECT TO: The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath County Drainage District.

Reservations and restrictions as contained in instrument recorded October 13, 1943 in Volume 159 at page 214, Deed Records of Klamath County, Oregon, wherein C. C. Lewis, et ux, is grantor and Opal Phillips, et us, is grantee, to-wit:

"Excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land."

Easements, rights of way of record and those apparent on the land.

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 \$74,000.00.

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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In Witness Whereof, the Grantor has executed this instrument this 26th day of April, 1994;

Lewis Craig Erickson
Lewis Craig Erickson

Lynne A. Erickson
Lynne A. Erickson

12752

STATE OF OREGON)
County of Klamath) SS

This instrument was acknowledged before me on April 27, 1994, by Lynne A. Erickson.

Krista L. Redd
Notary Public for Oregon
My Commission Expires: 11/16/95

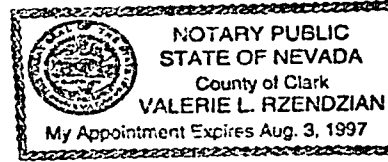
STATE OF NEVADA)
County of Clark) SS

This instrument was acknowledged before me on April 26, 1994, by Lewis Craig Erickson.

Valerie L. Rzendzian
Notary Public for Nevada
My Commission Expires: 8-3-97

After recording, return to:

Georgio P. Simmono
1943 Gary St.
Klamath Falls, OR 97603
Until a change is requested,
mail tax stmts to:
same



STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of Mountain Title co the 27th day
of April A.D., 19 94 at 9:37 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 12751.
Evelyn Biehn - County Clerk
By Pauline Mulendore

FEE \$35.00