

85286

08-03-94A09:52 RCVD

WARRANTY DEED

Vol 94 Page 23886

KNOW ALL MEN BY THESE PRESENTS, That RODNEY D. WOOD and PEGGY A. WOOD, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANGEL K. LARGENT

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:

That certain property as more particularly described in Exhibit "A" attached hereto and made a part hereof as if fully written herein.

(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 as of October 17, 1989

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 \$ 32,026.58

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ① (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 2nd day of September, 1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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.

Rodney D. Wood

Rodney D. Wood

Peggy A. Wood

STATE OF OREGON, County of Douglas) ss.

This instrument was acknowledged before me on September 11, 1992, by Rodney D. Wood and Peggy A. Wood, husband and wife,

This instrument was acknowledged before me on September 11, 1992, by

as

of

Maunite Pannell Notary Public for Oregon
My commission expires 1-22-94

RODNEY D. & PEGGY A. WOOD

GRANTOR'S NAME AND ADDRESS

ANGEL K. LARGENT

GRANTEE'S NAME AND ADDRESS

After recording return to:

Angel Largent c/o William George, Atty
635 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1992, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

EXHIBIT "A"

Lot 8, Block 1, Antelope Meadows, along with a 1984 Sandpoint Mobile Home, 14 x 67, Serial No. ORFL1XD40482434.

Said property is subject to:

(a) A 20 foot building setback line as delineated on the recorded plat along the Northerly and Westerly boundary line.

(b) An 8 foot public utility easement as delineated on the recorded plat along the East boundary line.

(c) Reservations, restrictions and easements as contained in plat dedication, to wit:

"Said plat being subject to a 16 foot easement for future public utilities and 1 20 foot building setback as shown on the annexed map, also subject to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

(d) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

(e) Right of Way Easement, subject to the terms and provisions thereof dated June 18, 1986, recorded August 25, 1986 in volume M86, Page 15296, Microfilm Records of Klamath County, Oregon, in favor of Midstate Electric Cooperative, Inc. to construct, operate and maintain an electric transmission and/or distribution line or system.

(f) Right of Way Easement, subject to the terms and provisions thereof, dated July 3, 1986, recorded October 6, 1986 in Volume M86, Page 18141, Microfilm Records of Klamath County, Oregon in favor of Midstate Electric Cooperative, Inc.

(g) 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day
of Aug A.D., 19 94 at 9:52 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 23886.

FEE \$35.00

Evelyn Biehn County Clerk
By Douglas M. Lindner