

92946

12-21-84 10:39 R/D

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

Vol. 194 Page 38953

KNOW ALL MEN BY THESE PRESENTS, That ROBERT E. MALONEY, JR. and MARA A. CHETTLE, a partnership, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK L. SARGENT and JANET SARGENT, his husband and wife, 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 improvements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED

MOUNTAIN TITLE COMPANY INC.

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.

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 \$ 35,000.00.

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. In Witness Whereof, the grantor has executed this instrument this 26th day of July, 1984; 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)

STATE OF OREGON,

County of Multnomah

July 26

, 1984.

Personally appeared the above named Robert E. Maloney, Jr.

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10/28/88

ROBERT E. MALONEY JR. & MARA A. CHETTLE, a partnership

GRANTOR'S NAME AND ADDRESS:

MARK L. SARGENT & JANET SARGENT
5873 Balsam Dr.
Klamath Falls, OR 97601

After receiving return to:

GRANTEE - Mark & Janet Sargent
5873 Balsam Drive
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

GRANTEE - Mark & Janet Sargent
5873 Balsam Drive
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Robert E. Maloney, Jr. and Mara A. Chettle, a partnership

By: *Robert E. Maloney, Jr.*

STATE OF OREGON, County of Multnomah

July 26

, 19

ss.

Personally appeared

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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of

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

MOUNTAIN TITLE COMPANY INC.

DESCRIPTION

That portion of Lots 1, 2 and 3, Block 3, WEST KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly line of Lot 4, Block 3, WEST KLAMATH FALLS ADDITION, 180 feet Easterly as measured along said North line from the Northwest corner of said Lot 4; thence Westerly along said North line, 10 feet; thence Northwesterly in a straight line to a point in the Westerly line of said Block 3, distant 45.1 feet Southerly as measured along said West line from the Northwest corner of said Lot 1; thence Southerly along the said West line of Block 3 to the Southwest corner of said Lot 3; thence Easterly along the South line of said Lot 3 to the place of beginning and the end of this description.

EXCEPTING THEREFROM the South 56 feet of Lot 3, Block 3, WEST KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS.

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, delinquent. (With other property)
Amount: \$839.41, plus interest. Account No.: 1-3809-32CA-2100

2. Taxes for the fiscal year 1982-1983, delinquent. (With other property)
Amount: \$301.41, plus interest. Account No.: 1-3809-32CA-2100

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

4. An easement created by instrument, including the terms and provisions thereof,
Dated: December 13, 1930
Recorded: January 13, 1931
Volume: 95, page 412, Deed Records of Klamath County, Oregon
In favor of: City of Klamath Falls
For: Maintenance and operation of sewer line

5. Subject to the reservation as set out in deed dated July 18, 1972 and recorded August 1, 1972 in Volume M72, page 8495, Microfilm records of Klamath County, Oregon, as follows:

"Excepting and reserving to the Burlington Northern, Inc., its successors and assigns forever all iron, natural gas, coal, oil and other minerals of any nature whatsoever upon or in the lands herein described together with the sole, exclusive and perpetual right to explore for, remove and dispose of the same by any means or method suitable to the Burlington Northern, Inc. its successors and assigns, but without entering upon or using the surface of lands herein described and in such manner as not to damage the surface of said lands or interfere with the use thereof, by the purchaser its successors and assigns."

6. Real Estate Contract, including the terms and provisions thereof,
Dated: May 31, 1978

Recorded: June 8, 1978

Volume: M78, page 12275, Microfilm Records of Klamath County, Oregon

Vendor: Mara Alexandria Stashul (formerly Maloney)

Vendee: Robert E. Maloney, Jr. and Mara A. Chettle, a partnership

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 the 28th day
of Dec A.D. 19 94 at 10:39 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 38953.

FEE \$35.00

Lvelyn Biehn County Clerk

By Quinn A. Henderson