

1-1-74

1999 OCT 19 AM 11:18

WARRANTY DEED

Vol. M99 Page 41516

"KNOW ALL MEN BY THESE PRESENTS, That Frank H. McBain and Edith McBain, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald D. Edwards, 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 20 in Block 3, TRACT NO. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Assessments, if any, due to the City of Klamath Falls for sewer or water use.
2. Setback provisions as delineated on the recorded plat. (25 feet from lot line 20 feet along side.)
3. Utility easements as delineated on the recorded plat along rear 8 feet.
4. Restrictions and easements as contained in plat dedication, to wit: "Said plat being subject to a 25 foot building setback line along the front of all lots and a 20 foot building setback lines along side street lines. Easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress with (continued on reverse)

(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 those as noted of record as of the date of this Deed, and those, if any, apparent on the land 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 \$72,000.00. 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 December, 1982; 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)

Frank H. McBain
Grantor - Frank H. McBain
Edith McBain
Grantor - Edith McBain

STATE OF OREGON, Malheur } ss.
County of Klamath
December 2, 1982.

STATE OF OREGON, County of _____) ss.
_____ 19 _____

Personally appeared _____ 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: _____, 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.

Notary Public for Oregon

(OFFICIAL SEAL)

My commission expires: _____

Personally appeared the above named Frank H. McBain and Edith McBain

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

Before me: _____, 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.

Notary Public for Oregon

My commission expires: _____

Frank H. and Edith McBain
1384 Southwest 15th Avenue
Ontario, OR 97146

GRANTOR'S NAME AND ADDRESS

Ronald D. Edwards

GRANTEE'S NAME AND ADDRESS

Mountain Title Company

407 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

None No change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____

at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____

By _____ Deputy

Description, continued

any plantings or structures placed thereon by the lot owner to be at his own risk. No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns. Additional restrictions as provided in any recorded protective covenants."

5. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 17, 1973 in Volume M73, page 5995, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 10/19/99, at 11:18 a.m.
In Vol. M99 Page 41516
Linda Smith,
County Clerk Fee \$ 35.00

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