1999 OCT-19 AH H: 18

WARRANTY DEED

Vol\_\_M99 Раде

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,

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 therof 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
- Utility easements as delineated on the recorded plat along rear 8 feet.
- 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 tee 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

grantor will warrant and forever defend the said premises and every part and percel 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.

OHowever, 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 (), it 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 , 19.82;

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

STATE OF OREGON, MAINEUR County of State of 2 19 83

(If executed by a corporation, affix corporate seal)

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

acknowledged the foregoing instrument to be voluntary act and deed. O I AP

OFFICIAL. Notary Public tor Oregon My commission expires:

STATE OF OREGON, County of

Personally appeared 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 corporation, 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: Before me:

Janica of pickomon, possibility (22.1.) SEAL) Notary Public for Oregon

My commission expires:

Frank H	and F	dithim	cBain I	D CHA		
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AND BY VALLA TOUTH

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granies will warfaul and jorever defend the said premises and every part and phroel hereof against the lastin claims

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The true and actual consideration haid for this transfer, stated in terms of authors, is 8.72,000,00.

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In Witness Whereof, the frequentias executed the instrument this "But, day or "produced to 1900, if a corporate grantur, it has caused its name to be signed and scal allined by its afficure that relationsed thereto by

order of its board of directors.

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STATE OF ORGENIAM MONIES

display in the man and June 18. Correct. Malayahira 65. 45. Contact: Mark Taliffic Colors

Or an ore

YOU WIND Linda Smith

Notified by the force and provincing the roll of County of Klamath Recorded 10/19/99, at //:/8 a.m. May 10. PHYS. Tetros vers

tite in

Records of Klamath County, Oregon.

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

verun restrictions as provided in any recorded protective covenants." 5. Convenants, conditions, restrictions and easements, but omitting restrictions, if any,

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

Description) continued

then I spice to requested will his finitements that he sees to the follow

BY.

Recorded 10/19/99, at //:/8 & m.

Fee\$ 3500

In Vol. M99 Page 4/5/6

santon - Frank H. Bland George - Tarter France

County Clerk

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