

9581
KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William C. Jungemann and Lila G. Jungemann, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 8, MOYINA ADDITION, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. Building set back line 30 feet from Cherry Way as shown on dedicated plat.

3. Easements, conditions and restrictions as contained in plat dedication, to-wit: "We do hereby grant public easements for sewer lines and other public utilities along the rear ten feet of all lots and across edges of lots near lot lines where necessary for public health and welfare, and that we do hereby declare this plat to be subject to the following conditions:

(1) The use of land platted herein is for residential purposes only and is limited to one residential building per lot; (2) Architectural (for continuation of this document see reverse side of this deed)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those 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 \$ 29,500.00

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 8th day of January, 1976; 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.

Charles A. Fisher
Charles A. Fisher

If executed by a corporation,
affix corporate seal

STATE OF OREGON,

County of Klamath

January 8th, 1976

Personally appeared the above named

Charles A. Fisher

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires

9/24/76

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____

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 _____

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 be-
half 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,

County of _____ ss.

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as below

NAME, ADDRESS, ZIP

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

First Federal Savings
540 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

1231

standards shall be no less than the minimum requirements, defined by the National Housing Authority specifications for one living unit; (3) Minimum foundation areas of residences, not including garage or storage space, shall be as follows: One story residence, 1200 square feet; one and one-half or two story residences, 800 square feet. Total height of a building is limited to 18 feet above the top foundation; (4) Residences shall not be built closer than thirty feet to the street lines nor closer than five feet to side lines of the lots; (5) Septic tanks shall conform to the specifications for such provided by the State Board of Health; (6) Pets or livestock, other than strictly house pets, shall not be kept or housed on the property; (7) No fences or barricades are ever to be erected on lots between the building set-back line and the street."

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Company

this 26th day of January A. D. 1976. B1560 of the P. M.

duly recorded in Vol. 11-76 of Deeds on Page 1230

Wm D. MILNE, County Clerk

By Handwritten Signature

NOV 25 PM 4 20