

1183
KNOW ALL MEN BY THESE PRESENTS, That
Hamaker, husband and wife

Harlan L. Hamaker and Joan A.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Michael A. Morstad and Cynthia A. Morstad, 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 22, Schiesel Tracts, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. A 20 foot building setback line from Schiesel Avenue, as shown on dedicated plat.
4. Restrictions as contained in plat dedication, to-wit:
"Subject to the following restrictions: (1) A 20 foot building setback line along the front of all lots. (2) An 8 foot easement is granted along the back of all lots for future sanitary sewers and (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, 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 \$ 22,500.00

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 29 day of March, 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.

Harlan L. Hamaker
Harlan L. Hamaker

Joan A. Hamaker
Joan A. Hamaker

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath

STATE OF OREGON, County of ss.

March 29, 1976

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

Personally appeared the above named Harlan L. Hamaker and Joan A. Hamaker 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.
Before me:

(SEAL)

Notary Public for Oregon

My commission expires: 2-3-79

Notary Public for Oregon

My commission expires:

(SEAL)

STATE OF OREGON, ss.

County of

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

at o'clock M., and recorded in book on page or as tile/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:

PO BOX 1234

NAME, ADDRESS, ZIP

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

PO BOX 1234

NAME, ADDRESS, ZIP

public utilities, said easement to provided ingress and egress for construction and maintenance of said utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner. (3) The use of the land is for residential purposes only and is limited to one residential building per lot. (4) Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority specifications. (5) Perpetual right to use of all irrigation and drainage ditches as shown is conveyed to all subsequent owners."

5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 14, 1958 in Volume 302, page 97, Deed Records of Klamath County, Oregon.

July 1961
 July recorded in Vol. 302, 76 / 1399
 By *Harold D. Dwyer*