

01-10395 # 2347 MTC

FORM No. 632—WARRANTY DEED (Individual or Corporate)

STEVENSON LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

20058

WARRANTY DEED

Vol. 76 Page 15937

KNOW ALL MEN BY THESE PRESENTS, That ARTHUR DAVIDSON and ALTA C. DAVIDSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BARBARA M. NASH, 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 44 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Reservations, restrictions, rights of way and/or easements of record and those apparent on the land. 2. Taxes for the fiscal year 1976-1977, a lien but not yet due and payable. 3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District. 4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District. 5. A 30 foot building setback as shown on plat dedication. 6. Subject to the setback lines as shown on annexed plat and an easement over all lots for future sewers or utilities along the back line of all lots. 7. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race,

(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 as hereinabove stated,

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 \$ 25,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00. (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 September, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
September 2, 1976
October

Personally appeared the above named ARTHUR DAVIDSON and ALTA C. DAVIDSON husband and wife

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

Before me, *Richard Owens*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 5-14-80

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 _____, 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

ARTHUR DAVIDSON and ALTA C. DAVIDSON
husband and wife

GRANTOR'S NAME AND ADDRESS

BARBARA M. NASH

GRANTEE'S NAME AND ADDRESS

After recording return to:

FFSLL
Main

NAME, ADDRESS, ZIP

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

FFSLL
Main

NAME, ADDRESS, ZIP

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 file/reel number _____.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Dputy

SPACE RESERVED
FOR
RECORDER'S USE

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color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 3, 1948 in Volume 224, page 397, Deed Records of Klamath County, Oregon, to wit: "A. Ownership of property and occupants of dwellings shall be limited to person of Caucasian or white race. B. Principal buildings shall be single family dwellings with not less than 750 square feet floor area. Temporary structures and occupancy of same for living quarters shall not be permitted. C. House shall be of standard construction with floor plans and designs meeting with grantors' approval. D. No buildings shall be located nearer to the front tract line than 50 feet, not nearer to the side tract lines than 5 feet, the side line restrictions shall not apply to garages or other buildings in the rear. E. Subject, however, to an easement for ditches and pipe lines to convey water for irrigation and domestic use for benefit of adjacent property owners. Said ditches and pipe lines would follow as near as possible property lines. F. Tract shall not be subdivided. G. Animals shall be restricted to household pets, fowls limited to 150.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 8th day of OCTOBER A. D. 19 76 at 3:45 o'clock P. M., and

duly recorded in Vol. M 76, of DEEDS on Page 15937

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Drayton*