

28283

WARRANTY DEED

MTC 3251

ST. PAUL LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 77 Page 6585

KNOW ALL MEN BY THESE PRESENTS, That Joseph M. Pendley and Alease V. Pendley, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Fort Jackson Federal Credit Union

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and his 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 48, LAMRON HOMES, TOGETHER WITH a strip of land 15 feet wide and adjacent to and parallel with the South boundary of said lot, 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 Klamath Irrigation District.

3. Drain ditch over the southerly 15 feet of the herein described property as shown on dedicated plat.

4. Building setback line 15 feet from Sturdivant Avenue as shown on dedicated plat.

(for continuation of this document see reverse side of this deed)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and his heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and his heirs, successors and 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 \$20,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 19th day of April, 1977; 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,

County of Klamath

April 19, 1977

Personally appeared the above named

Joseph M. Pendley and Alease V. Pendley, husband and wife

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

(OFFICIAL SEAL)

Before me: Margaret E. Hooley

Notary Public for Oregon

My commission expires: 3-19-81

Alease V. Pendley

STATE OF OREGON, County of

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

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:

(OFFICIAL SEAL)

STATE OF OREGON,

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.

Recording Officer

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to

O. W. Peakey, Atty.
431 Main
Klamath Falls, Ore.

NAME, ADDRESS, ZIP

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

Joseph M. Pendley
5006 Sturdivant
Klamath Falls, Ore.

NAME, ADDRESS, ZIP

6586

5. Utility and proposed irrigation ditch as shown on dedicated plat.
(Rear 8 feet)
6. Reservations, restrictions and easements in plat dedication, to-wit:
 "(1) A 15 foot building setback line as shown on dedicated plat.
 (2) An eight foot easement along the back of all lots for future sanitary sewers and public utilities, said easement to provide ingress and egress for construction and maintenance of such 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 for the Federal Housing authority specifications. The eight foot easement along the back of all lots is granted to the public for utility use only as above specified and includes perpetual right for ditches to convey irrigation water as shown."
7. Covenants, 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 July 28, 1958 in Volume 301, page 380, and March 19, 1959 in Volume 310, page 638, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Filed for record at request of MOUNTAIN TITLE CO
 this 19th day of APRIL A. D. 19 77 10:19 o'clock A. M.
 duly recorded in Vol. M 77 of DEEDS on Page 6585

FEE \$ 6.00
 W. D. MILNE, County Clerk
Hazel [Signature]