

56225

MTC 7014

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That A. V. McVey and Erma L. McVey, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Frank V. Surroz, Jr. and Connie Surroz, Husband and Wife, 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 7, SOUTHSORE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 appears on the reverse of this deed, or 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 \$ 125,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 5 day of October, 1978; 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)

A.V. McVey

Erma L. McVey

STATE OF OREGON,)
County of Klamath) ss.
October 5, 1978.

STATE OF OREGON, County of) ss.
October 5, 1978.

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Personally appeared the above named
A. V. McVey and Erma L. McVey
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:
My Commission Expires July 13, 1981

A. V. McVey and Erma L. McVey

GRANTOR'S NAME AND ADDRESS

Frank V. Surroz, Jr. and Connie Surroz

GRANTEE'S NAME AND ADDRESS

After recording return to:
Frank V. Surroz Jr.
225 SouthShore Lane
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Department of Veterans Affairs
1225 Ferry Street S.E.
Salem, Oregon

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
Deputy

1. Taxes for the fiscal year 1978-1979, a lien, but not yet due and payable.
2. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of Upper Klamath Lake.
3. Restrictions contained in plat dedication, to wit:
 "We hereby grant public easement for public utilities along the rear 10 feet of all lots, and along or near the lateral boundaries of lots where necessary for the public health or welfare, and we hereby declare this plat and the lots described to be subject to the following conditions and restrictions:
 (1) All lots are indivisible and subject to a single dwelling unit per lot.
 (2) Architectural standards shall be not less than Federal Housing Authority specifications for a living unit.
 (3) Foundation area of dwelling shall equal or exceed 1200 sq. ft. exclusive of garage or other extraneous structures.
 (4) No buildings or appurtenances shall be constructed outside of setback lines which blocks the lateral view of adjacent dwelling.
 (5) All dwellings and other buildings on Lots 1 thru 9 shall be single story, with roof pitch not greater than "5 inches on 12 inches."
 (6) Lot 1 and Lots 10 thru 14 shall have access to Southshore Lane only and not to Lakeshore Drive.
 (7) All sanitary systems shall comply with local and state sanitary codes.
 (8) Livestock and pets, excepting commonly recognized house-pets shall not be maintained on any lot.
 (9) All lots are for normal residential purposes only. Commercial advertising shall not be displayed.
4. A 40 foot building setback along rear of lot and a 20 foot building setback along the front of lot as shown on dedicated plat.
5. Rules, regulations, liens and assessments, if any, of the Community of Southshore, the association and water district.
6. Easements, releases and rights of way deeded to the California Oregon Power Company, a California corporation, as recorded in Deed Volume 68 at pages 277 to 281, inclusive and in Volume 105, pages 226 and 227, Records of Klamath County, Oregon.
7. Reservations and restrictions as shown in Deed from R. P. Oliver, et ux, to Hazel Crider in Deed Volume 124 at page 299, Records of Klamath County, Oregon.
8. Agreement, including the terms and provisions thereof, given by Hazel E. Crider, et al, to The California Oregon Power Company, a California corporation, recorded May 25, 1936 in Deed Volume 106, page 397, Records of Klamath County, Oregon.
9. Agreement, including the terms and provisions thereof, given by E. Dietsche, et ux, to The California Oregon Power Company, a California corporation, recorded June 2, 1936 in Deed Volume 106, page 425, Records of Klamath County, Oregon.
10. Grant of Right of Way, including the terms and provisions thereof, dated July 24, 1962, recorded September 18, 1962 in Volume 340, page 283, Records of Klamath County, Oregon, granted to Pacific Power & Light Company, a Maine corporation, for underground wire lines and other facilities.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 5th day of October A. D. 1978 at 4:19:lock P M., on

only recorded in Vol. 478, of Deeds on Page 22271

Wm D. MILNE, County Clerk

Fee \$6.00

By Bernard Helboch