

MOUNTAIN TITLE COMPANY

72463

WARRANTY DEED

Vol. 79

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KNOW ALL MEN BY THESE PRESENTS, That James J. Bellet and Sherry A. Bellet,
Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David G. Burnett
and Cheryl Burnett, Husband and Wife
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

"SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED."

(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
stated 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 \$ 69,900.00
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 16 day of August, 19 79;
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 KlamathAugust 16, 19 79

Personally appeared the above named
James J. Bellet and
Sherry A. Bellet

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

STATE OF OREGON, County of _____

) ss.

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 _____

_____ 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 he-
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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

David G. Burnett and Cheryl Burnett106 DahliaKlamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

) ss.

County of _____

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

MOUNTAIN TITLE COMPANY

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Easement and right-of-way, including the terms and provisions thereof, granted to The California Oregon Power Company, a California corporation, as contained in instrument dated November 28, 1950, recorded December 1, 1950 in Deed Volume 243, page 569, Deed Records of Klamath County, Oregon.
4. Easement, including the terms and provisions thereof, from Long-Bell Lumber Company a Missouri Corporation, granted to The City of Klamath Falls, as contained in instrument recorded December 30, 1954 in Deed Volume 271, page 319, Deed Records of Klamath County, Oregon.
5. Reservations and restrictions, including the terms and provisions thereof, in the dedication of Eldorado, as follows:
 "(1) The use of the lots designated in said area is restricted to one residence to each lot, such residence to contain not less than 720 square feet of foundation area, excluding garages or storage areas, to be so constructed and of an architectural standard not less than those minimums defined by the National Housing Agency, Federal Housing Administration, Portland, Oregon Office, for properties of one or two living units located in the district covered by the Portland Insuring Office as set out in F.H.A. Form No. 2277, revised April of 1947; and retail business establishments not engaging in manufacturing and not using outside storage may occupy Blocks 2, 3, 4 and 7; multiple dwellings constructed in accordance with the above mentioned minimums may occupy Lots 7 to 9 inclusive of Block 1; Lots 11 to 15 also inclusive of Block 4; Lots 7 to 12, inclusive of Block 5, and Lots 1, 2, 3, 33, 34, and 45 of Block 8. (2) No septic tank or cess pools shall be constructed within the area and the undersigned dedicators reserve the right to construct and maintain sewers or other utilities, over, in and through the entire area, as may seem to said dedicators necessary or proper for public health, convenience and safety. (3) Each lot shall be subject to its proportionate share, on a foot frontage basis, of all improvements desired by two-thirds of the ownership, on a foot frontage basis of all lots directly affected by any such proposed improvements."

A parcel of land situated in Block 11, ELDORADO, an addition to Klamath Falls, Oregon, being a replat of vacated portions of Eldorado Heights, and Sunnyside Addition; being more particularly described as follows:

Beginning at a 3/4" iron pipe from which the Northwest corner of Lot 2 of said Block 11, ELDORADO bears North 89° 47' West 8.47 feet, thence from said point of beginning, South 00° 13' 46" West parallel to the West line of said Lot 2, 99.79 feet to a 3/4" iron pipe on the South line of said Lot 2, thence South 89° 27' 18" East along the South line of said Lot 2, 46.25 feet to a 1/2" iron pin, thence South 89° 47' 00" East along the South line of Lot 3 of said Block 11, 18.75 feet to a 1/2" iron pin, thence North 00° 13' 00" East, 100.05 feet to a 1/2" iron pin on the North line of said Lot 3, thence North 89° 47' 00" West along the North line of said Lot 3 and Lot 2, 65.00 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
 this 16th day of August A. D. 1979 at 3:30 o'clock P. M., and
 duly recorded in Vol. 1179, of Deeds on Page 19559

Wm. D. MILNE, County Clerk

By Bernard J. Smith

Fee \$7.00