

1-1-74

## WARRANTY DEED

Vol. 780 Page 4333



81577

KNOW ALL MEN BY THESE PRESENTS, That JOHN CARTER and FRANCES LOUISE CARTER, husband and wife.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLEN NEAL DEWEY and RUTH A. DEWEY, 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 57, LAMRON HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
TOGETHER WITH a strip of land 15 feet wide adjacent to and parallel with the South boundary of Lot 57, LAMRON HOMES.

## SUBJECT TO:

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

(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

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 \$ 52,800.00.  
However, the actual consideration consists of ~~other property or value given or promised which is the whole or part of the consideration indicated by the symbol (X)~~ (The sentence between the symbols (X), 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 4th day of March, 1980; 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  
March, 1980

Personally appeared the above named  
JOHN CARTER and FRANCES LOUISE CARTER, husband & wife,

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

NOTARY PUBLIC  
(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 12/16/83

JOHN CARTER

FRANCES LOUISE CARTER

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 \_\_\_\_\_

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:

John Carter & Frances L. Carter  
c/o Southern Oregon Aviation  
3703 Dyess St., Klamath Falls, OR.

GRANTOR'S NAME AND ADDRESS

Glen N. Dewey & Ruth A. Dewey  
5735 Independence Ave.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

STEVEN A. ZAMSKY, P.C.  
110 North Sixth St. Suite 207  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Glen N. & Ruth A. Dewey  
5230 Sturdivant Ave.  
Klamath Falls, Oregon 97601

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/reel Volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

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to the statutory powers, including the power of assessment, of Klamath Irrigation District.

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

4. Utility and proposed irrigation ditch as shown on dedicated plat. (Rear 8 feet)

5. Reservations, restrictions and easements in plat dedication, to wit: "1. A 15-foot building setback line as shown. 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 planting 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. The eight foot easement along the back of all lots is granted to the public for utility use only as above specified and includes a perpetual right for ditches to convey irrigation water as shown."

6. 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, all Deed Records of Klamath County, Oregon.

7. Agreement for Easement, including the terms and provisions thereof, Dated December 19, 1979, Recorded December 20, 1979, Volume M-79, page 29558, Microfilm Records of Klamath County, Oregon, in favor of Klamath County for a 15 foot drainage easement to construct and maintain a drain pipe.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of Mountain Title Co.

Witness my hand and seal of office this 7th day of March A. D. 1980 at 8:53 o'clock A. M., of Klamath County, Oregon, duly recorded in Vol. M80 of Deeds on Page 4333

Wm D. MILNE County Clerk

By Bernetha J. Helich

Fee \$7.00

MOD380 NO STATE

CLERK OF COUNTY OF KLAMATH  
JAN 1980  
RECORDED  
INDEXED  
FILED  
MAY 1980  
CLERK OF COUNTY OF KLAMATH