

51671

WARR/INTY DEED

MTC - Vol. m80 Page 8653-L

4493

## KNOW ALL MEN BY THESE PRESENTS, That

Keith T. Cloudas and Sally A. Cloudas, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

George H. Cloudas and Voncile N. Cloudas, 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 5 in Block 2, BANYON PARK, 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 those as set forth 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 \$ 49,399.99

① 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) ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.930.)

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 10 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  
3-10, 1980.

Personally appeared the above named

Keith T. Cloudas and Sally A.

Cloudas

and acknowledged the foregoing instrument 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.  
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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 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:

Keith T. and Sally A. Cloudas

GRANTOR'S NAME AND ADDRESS

George H. and Voncile M. Cloudas  
1565 Elizabeth Street  
Klamath Falls, Oregon 97601

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

SPACE RESERVED  
FOR  
RECORDER'S USE

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. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. The premises herein described are within and subject to the statutory powers including the power of assessment, of Klamath Irrigation District.
5. A 16 foot irrigation ditch easement along the rear of lot, as shown on dedicated plat.
6. Reservations as contained in plat dedication, to wit:  
 "Subject to: (1) A 25 foot building setback line along the front of all lot and a 20 foot building setback line along side street line; (2) Easements as shown on the annexed map for construction and maintenance of public utilities irrigation and drain ditches, said easements to provide ingress and egress with any plantings or structures placed thereon by lot owners to be at their own risk (3) No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; (4) Additional restrictions as provided in any recorded protective covenants."
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 December 23, 1974 in Volume M74, page 16182, Microfilm Records of Klamath County, Oregon.
8. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: February 25, 1974

Recorded: February 25, 1974

Volume: M74, page 2753, Microfilm Records of Klamath County, Oregon

Amount: \$26,100.00

Mortgagor: Douglas S. Aldrich and Deborah L. Aldrich, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (M07773-P)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

This 10th day of March A. D. 1980 at 2:51 o'clock P. M., and  
 duly recorded in Vol. 1430, of Deeds on Page 4493

Wm D. MILNE, County Clerk

Fee \$7.00

By Barbara D. Letcher