

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

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MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Lynn Theodore Day, III and Nancy T. Day, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Eva Joyce Chin

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 23 of Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

RECORDED TO CORRECT ITEM #6 AS IT APPEARS ON THE REVERSE OF THIS DEED.

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 \$ 50,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.020.)

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 20th day of June, 1980; if 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.

Lynn Theodore Day, III  
Nancy T. Day

Nancy T. Day

(If executed by a corporation, the corporate seal)

STATE OF OREGON,  
County of Douglas } ss.  
June 20, 1980

STATE OF OREGON, County of } ss.  
June 19, 1980

Personally appeared the above named  
Lynn Theodore Day, III and  
Nancy T. Day

Personally appeared \_\_\_\_\_, 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.

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

Before me: *Joel M. Keady*

Notary Public for Oregon  
My commission expires: 2-25-84

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Lynn Theodore Day III and Nancy T. Day  
3247 West Chateau  
Roseburg, OREGON

GRANTOR'S NAME AND ADDRESS  
Eva Joyce Chin  
6210 Sage Way  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS  
Same as Grantor  
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 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

MOUNTAIN TITLE COMPANY

Assessment, if any, due to the City of Klamath Falls for water

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

3. Building setback line 30 feet along street side and front of lot, as shown on dedicated plat.

4. Utility and sewer easement along rear 10 feet of lot, as shown on dedicated plat.

5. Reservations as contained in plat dedication, to wit:

"Subject to the following conditions: (1) The use of land platted herein is for residential purposes only and is limited to one residential building per lot; (2) Architectural standards shall be no less than the minimum requirements defined by the National Housing Authority specification for one living unit; (3) Minimum foundation areas of residences, not including garage or storage space, shall be as follows: One story residence, 1200 square feet; one and one-half or two story residences, 800 square feet. Total height of a building is limited to 18 feet above the top of the foundation; (4) Residences shall not be built closer than thirty feet to the street lines, nor closer than five feet to side lines of the lots; (5) Septic tanks shall conform to specifications for such provided by the State Board of Health; (6) Pets or livestock, other than strictly house pets, shall not be kept or housed on the property; (7) No fences or barricades are ever to be erected on lots between the building setback line and the street."

6. Subject to a Trust Deed, including the terms and provisions thereof, on said property in the original face amount of \$37,000.00 executed by Grantors herein on May 19, 1977 in favor of First National Bank of Oregon as security for a loan guaranteed by the Administrator of Veterans Affairs under 38 U.S. Code 1810, as amended, said Trust Deed being recorded on May 19, 1977 in Volume M77, page 8790, of the records of Klamath County, Oregon, upon which loan there is an unpaid indebtedness which the said Grantees hereby assume and agree to pay as part of the purchase price; and Grantees also hereby assume all obligations of Lynn Theodore Day III and Nancy T. Day, husband & wife, under the terms of the instruments creating and securing the loan described above to indemnify the Administrator of Veterans Affairs to the extent or any claim paid because of the guaranty or insurance of said loan.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 30th day of June A. D. 19 80 at 8:58 clock A.M., or

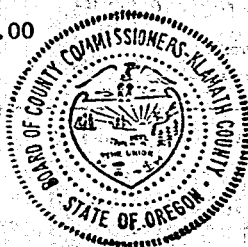
fully recorded in Vol. M80, of Deeds on Page 11889

Wm D. MILNE, County Clerk

By Bernetha Heltsch

Fee \$7.00

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 16th day of July A. D. 19 80 at 8:37 A M., or

fully recorded in Vol. M80, of Deeds on Page 13130

Wm D. MILNE, County Clerk

By Bernetha Heltsch

Fee \$7.00