

86942

BARGAIN AND SALE DEED

Vol. 780 Page 13137

88161

KNOW ALL MEN BY THESE PRESENTS, That Margaret Shaun Burnison

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Paul D. Vassallo and Heidi M. Vassallo, husband and wife,

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath

State of Oregon, described as follows, to-wit: Lot 32 in Block 8, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject, however, to the following:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

2. Conditions and restrictions contained in Deed from State of Oregon, by and through its State Highway Commission, to Wilson Title & Abstract Co., Trustee, dated July 22, 1949, and recorded June 9, 1950 in Volume 239, page 370 Deed Records of Klamath County, Oregon.

3. Grant of Right of Way, including the terms and provisions thereof, in favor of the California Oregon Power Company, a California corporation, for installation and maintenance of pole or tower and wire lines, recorded in Volume 243, page 569, Records of Klamath County, Oregon.

4. Grant of Right of Way, including the terms and provisions thereof, in favor of the California Oregon Power Company, a California corporation for installation and maintenance of pole or tower and wire lines, recorded in Volume 287, page 402, Records of Klamath County, Oregon.

Reservations as contained in plat dedication, to-wit: (for continuation of this deed see reverse side of this document)

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,500.00

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 28 day of April, 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.

Margaret Shaun Burnison
Margaret Shaun Burnison

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ARIZONA

County of Maricopa
April 28, 1980

STATE OF OREGON, County of _____) ss.
_____, 19____.

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)

Personally appeared the above named
Margaret Shaun Burnison

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

Before me:

Notary Public for Oregon Arizona

My commission expires _____

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

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 TITLE

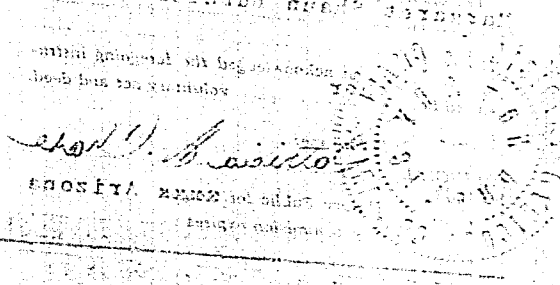
By _____ Deputy

(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 sq. ft. of foundation area, excluding garages or storage areas, and to be so constructed and of 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 FHA Form No. 2277, revised April, 1947; and retail business establishments not engaging in manufacturing and not using outside storage may occupy Blocks 2, 3, 6 and 7; and multiple dwellings constructed in accordance with the above mentioned minimums may occupy Lots 7 and 9 inclusive of Block 1, Lots 11 to 15 inclusive of Block 4, Lots 7 to 12 inclusive of Block 5; and Lots 1, 2, 3, 33, 34 and 35 of Block B. (2) No septic tanks 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. (4) All new installation of overhead utilities are limited to alleys and easements across the rear of lots, except where it is necessary to cross lots and streets as provided under Section 2 above. 6. Subject to an easement for storm sewer, including the terms and provisions thereof, recorded April 7, 1960 in Volume 320, page 220, Deed Records of Klamath County, Oregon, to-wit: "Subject to: Zoning ordinances, building and use restrictions, easements of record and an easement for a 5 foot storm sewer on the Southerly 5 feet of said lot."

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 11:04 o'clock A. M., and
uly recorded in Vol. 880, of Deeds on Page 3137

W. D. MILNE, County Clerk
By Berntha Whitech
Fee \$7.00



STATE OF OREGON
County of Klamath
I, Mountain Title Co., being the person or persons who executed the foregoing instrument, do hereby certify that the same is a true and correct copy of the original instrument as the same appears in the records of the County of Klamath, Oregon.