

64-11839 M/T 8816

FORM NO. 722—BARGAIN AND SALE DEED (Individual or Corporate).

MTC-8816

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

86942

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Margaret Shaun Burnison

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 grantor, hereinlater 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.
5. Reservations as contained in plat dedication, to-wit: [REDACTED] (If space insufficient, continue description on reverse side of this document)

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 part of my 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 ARIZONA
County of Maricopa
April 28, 1980

Personally appeared the above named
Margaret Shaun Burnison

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

Before me:

Notary Public for Oregon Arizona
My commission expires

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

Personally appeared _____ and
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:

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

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

100-374

53131 3339 08 M 10

SAENG 13138

SACR 1313

"(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 thereof, "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.
Plaintiff vs. Defendant

Record at request of Mountain Title Co.

his 16th day of July A.D. 1980 at 11:04 o'clock A.M., am
July recorded in Vol. M80 of

on Page 313

By Dernetha S. Etch

Fee \$7.00

— 1 —

Model 30-100

~~Country of America
to have been made
in the year 1800
by George Washington
and the Congress
of the United States
and the Government
of the United States
is now in full force
and effect, and
is to be observed
in all cases where
the same may be
required by law.~~