

1-1-74

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BARGAIN AND SALE DEED

Vol. 780 Page 13564



KNOW ALL MEN BY THESE PRESENTS, That Paul D. Vassallo and Heidi Marie Vassallo, 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.

(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 \$ LOVE & AFFECTION

~~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).~~ (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 21st day of July, 19 80; 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.

Paul D. Vassallo
Heidi Marie Vassallo
Heidi Marie Vassallo

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
July 21, 19 80

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 _____

Personally appeared the above named Paul D. Vassallo and Heidi Marie Vassallo, husband and wife,

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

_____ 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)

Before me:
(OFFICIAL SEAL)
Susan K. Karch
Notary Public for Oregon
My commission expires 12-6-81

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFStL
540 Main

NAME, ADDRESS, ZIP

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

KFFStL
540 Main

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

1188 JTM

1980 JUL 15



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FOR THE CLERK

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1980 JUL 15 10:08 AM

5. Reservations as contained in plat dedication, to-wit:
 "(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 8. (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 21st day of July A. D. 19 80 at 3:35 o'clock P. M., and

July recorded in Vol. M80, of Deeds on Page 13564

Wm D. MILNE, County Clerk

By Bernetha Hetsch

Fee \$7.00

JANUARY (JAN)

RECEIVED FOR RECORDING

1980 JUL 15 10:08 AM