

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL J. MC NAMEE and RUNNISHA R. MC NAMEE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONNA J. SCHRODER, 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 13, Block 2, FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(continued on the reverse side of this deed)

(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 as stated on the reverse side of this deed, or those apparent upon the land, if any, as of the date of this deed

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 \$ 51,800.00

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 29th day of April, 19 81; 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)

Michael J. McNamee  
MICHAEL J. MC NAMEE

Runnisha R. McNamee  
RUNNISHA R. MC NAMEE

STATE OF OREGON,  
County of Klamath } ss.  
April 29, 19 81

STATE OF OREGON, County of } ss.  
April 29, 19 81

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named MICHAEL J. MC NAMEE and RUNNISHA R. MC NAMEE, husband and wife

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

Before me, Rustie L. Garrison

Notary Public for Oregon  
My commission expires: 6/19/82

Mr. & Mrs. Michael J. Mc Namee

GRANTOR'S NAME AND ADDRESS  
Ms. Donna J. Schroder  
1719 Winema Way  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/real number. \_\_\_\_\_ Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

81 APR 30 AM 8:30

(continued from the reverse side of this deed)

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Reservations and restrictions in Deed from Anna Simmers, widow of A. J. Simmers, to Herman L. Lofdahl, a single man, dated May 14, 1951, recorded July 13, 1951, in Deed Volume 248, page 397, records of Klamath County, Oregon, as follows:  
"Not more than two hogs shall be kept on said premises at any one time. Reservations and restrictions contained in the dedication of First Addition to Winema Gardens."
4. Building setback line 20 feet from street as shown on dedicated plat.
5. Utility easement as shown on dedicated plat. (Affects rear 8 feet).
6. Reservations as contained in plat dedication, to wit:  
"(1) A 20 foot building setback line along the front of all lots; (2) A 15 foot building setback on the street sideline of Lots 1 and 8, Block 1, Lots 1, 8, 9 and 16, Block 2, Lots 1, 2, 4 and 8, Block 3 and Lots 1, 6, 8 and 13, Block 4; (3) A 10 foot utility easement to be centered on the side lines of Lots 9 thru 16, Block 2 and Lots 1 thru 8, Block 1 as shown on annexed plat; (4) An 8 foot utility easement along the back of all lots unless otherwise indicated on annexed plat, said easements to be for future utilities, drainage, and sanitary sewers, said easement to provide ingress and egress for the construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owner, should said construction or maintenance damage them; (5) Additional restrictions as provided in recorded protective covenants."
7. 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: September 16, 1977  
Recorded: September 16, 1977  
Volume: M77, page 17377, Microfilm Records of Klamath County, Oregon  
Amount: \$35,000.00  
Mortgagor: John G. Maguire and Bonnie J. Maguire, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M72890)

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described mortgage.

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: May 3, 1978  
Recorded: May 4, 1978  
Volume: M78, page 8927, Microfilm Records of Klamath County, Oregon  
Amount \$6,000.00  
Mortgagor: John G. Maguire and Bonnie J. Maguire, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M87937)

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_  
this 30TH day of April A. D. 19 81 at 8:30 o'clock AM. and  
duly recorded in Vol. M81, of Deeds on Page 7664

By EVELYN BIEHN, County Clerk  
Debra A. Jansen

Fee \$7.00