

04-12027 M/T 10308

KNOW ALL MEN BY THESE PRESENTS, That William E. Waite and Mary D. Waite, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bennie M. Williams, A Single Woman, 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:

The East 70 feet of Lot 13 in Block 37, HOT SPRINGS 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. Reservations and restrictions and easements as shown on dedicated plat of Hot Springs Addition.
3. Reservations, restrictions and easements as contained in Deed recorded June 12, 1913, in Volume 39, page 334, Deed Records of Klamath County, Oregon, Klamath Development Company to James L. Emigh, to wit:  
"(1) Subject to all the reservations set forth in the dedication of the aforesaid Addition, and to the reservations of the streets,"  
(See reverse side of this document for continuation 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 noted of record as of the date of this deed and 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 \$ 36,000.00. 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 9th day of June, 1981; 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.

William E. Waite  
William E. Waite

Mary D. Waite  
Mary D. Waite

STATE OF OREGON, } ss.  
County of Klamath  
June 9, 1981

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named William E. Waite and Mary D. Waite, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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 \_\_\_\_\_ 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: Susan K. Karach  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 12-6-81

Before me: \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
KFO  
540 Main St.  
KFO

NAME, ADDRESS, ZIP

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

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/tee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

By \_\_\_\_\_ Deputy

alleys, and boulevards therein. (2) Grantee hereby agrees that no dwelling house shall be erected on said premises to cost less than Twenty-five Hundred Dollars, unless plans for the same are approved by party of the first part, and further, that no building shall be erected on said property within thirty (30) feet of the line of El Dorado Avenue and that no fence or wall shall ever be erected on said property at a greater height than four feet at any point within thirty feet of El Dorado Avenue; and that no building except for dwelling purposes and the necessary and usual outbuildings incident thereto, shall be erected or used on said premises, for a period of fifteen (15) years from date of this contract. (3) Said grantee agrees to pay any and all assessments or liens heretofore or hereafter levied or assessed against said real property for any municipal improvement."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 10th day of June A.D. 19 81 at 11:04 clock A.M., and

duly recorded in Vol. M81, of Deeds on Page 10389

By EVELYN BIEHN, County Clerk  
Bennett & Letsch

Fee \$7.00