

KNOW ALL MEN BY THESE PRESENTS, That Eva Joyce Elzner who took title as hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jaroslav D. Matejsek and Henny E. Matejsek, Husband and Wife, 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 23, of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 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 \$53,500.00.

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 9th day of November, 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.

STATE OF OREGON,
County of Klamath } ss.
November 9, 1981
Personally appeared the above named
Eva Joyce Elzner
and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me
Notary Public for Oregon
My commission expires: 7/13/81

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____
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 _____, 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:
Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

Eva Joyce Elzner
Star Route Box 103
Malin, Oregon
GRANTOR'S NAME AND ADDRESS
Jaroslav D. and Henny E. Matejsek
6242 Sage Way
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
as above
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
No change
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/roll number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.
By _____ Recording Officer
Deputy

SUBJECT TO:

DEED YTHASTAW

19579

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 Building setback line 30 feet along street side and front of lot as shown on dedicated plat.

4 Utility and sewer easement along rear 10 feet of lot, as shown on dedicated plat.

5 Reservations as contained in plat dedication, to wit:

"Subject to the following conditions: (1) The use of land platted herein is for residential purposes only and is limited to one residential building per lot; (2) Architectural standards shall be no less than the minimum requirements defined by the National Housing Authority specification for one living unit; (3) Minimum foundation areas of residences, not including garage or storage space, shall be as follows: One story residence, 1200 square feet; one and one-half or two story residences, 800 square feet. Total height of a building is limited to 18 feet above the top of the foundation; (4) Residences shall not be built closer than thirty feet to the street lines, nor closer than five feet to side lines of the lots; (5)

Septic tanks shall conform to specification for such provided by the State Board of Health; (6) Pets or livestock, other than strictly house pets, shall not be kept or housed on the property; (7) No fences or barricades are ever to be erected on lots between the building setback line and the street."

6 Trust Deed, 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 19, 1977

Recorded: May 19, 1977

Volume: M77, page 8790, Microfilm Records of Klamath County, Oregon

Grantor: Lynn Theodore Day III and Nancy T. Day, husband and wife

Trustee: Mountain Title Company

Beneficiary: First National Bank of Oregon

Amount: \$37,000.00

SAID DEED OF TRUST BUYERS AGREE TO ASSUME AND PAY.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

his 10th day of November A. D. 19 81 at 10:32 o'clock A. M.

duly recorded in Vol. M81 of Deeds on Page 19578

EVELYN BIEHN, County Clerk

By Bernetha A. Detsch

Fee \$8.00