

21355

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTC 12176-L

Vol. 483 Page

3843

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Executrans, Inc.
 Eric Edward Wakkuri and Nancy Louise Wakkuri, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9, Block 8, ELDORADO ADDITION to the City of Klamath Falls, according
 to the officila plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon.

(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 set forth 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 \$56,000.00
 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 O.R.S. 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 9 day of March, 1983;
 if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by
 order of its board of directors.

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,

County of _____ ss.
 _____, 19____

Personally appeared the above named _____

_____ and acknowledged the foregoing instru-
 ment to be _____ voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
 My commission expires: _____

Executrans

GRANTOR'S NAME AND ADDRESS

Eric Edward Wakkuri and Nancy Louise Wakkuri
 152 Peach Street
 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

Executrans, Inc.
 BY: _____
 Nicholas M. Casiello
 STATE OF OREGON, County of Cook
 March 10, 1983.) ss.

Personally appeared Nicholas M. Casiello

_____ and
 each for himself and not one for the other, did say that the former is the
 Assistant Secretary _____ and that the latter is the
 secretary of EXECUTRANS.

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 be-
 half 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 Illinois

My commission expires: My Commission Expires Sept 1, 1985

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
 ment was received for record on the
 day of _____, 19____

at _____ o'clock M., and recorded
 in book _____ on page _____ or as
 file/reel number _____

Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

By _____ Recording Officer

Deputy

MOUNTAIN TITLE COMPANY

SUBJECT TO:

Sewer and water use charges, if any, due to the City of Klamath Falls.

3844

An easement created by instrument, recorded December 1, 1950 in Book 243, page 569, in favor of The California Oregon Power Company, a California corporation.

Right of Way, including the terms and provisions thereof, granted to The California Oregon Power Company, a California corporation, recorded October 25, 1956 in Volume 287, page 112, Deed Records of Klamath County, Oregon.

Reservations and restrictions as contained in plat dedication, to wit: "subject, however, to the following conditions: 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 an 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 P.H.A. 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 to 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 areas 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 lots except where it is necessary to cross lots and streets as provided under Section 2 above."

.. Reservation of a thermal easement, as contained in Warranty Deed from Harry R. Waggoner and Norma E. Waggoner, husband and wife, to C. F. Peyton and Doris A. Peyton, husband and wife; Lowell R. Sharp and Mary Jo. Sharp, husband and wife, recorded March 29, 1976 in Volume M78, page 5916, Microfilm Records of Klamath County, Oregon.

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: April 11, 1979

Recorded: April 20, 1979

Volume: M79, page 8875, Microfilm Records of Klamath County, Oregon

Amount: \$41,000.00

Grantor: Lawrence S. Gaye and Suzanne H. Gaye, husband and wife

Trustee: Transamerica Title Insurance Company

Beneficiary: Equitable Savings and Loan Association

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: November 12, 1979

Recorded: November 15, 1979

Volume: M79, page 26913, Microfilm Records of Klamath County, Oregon

Amount: \$6,000.00

Grantor: Lawrence S. Gaye and Suzanne H. Gaye, husband and wife

Trustee: William L. Sisenore

Beneficiary: Ethel M. Marlett

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 14th day of March A.D. 1983 at 12:07'clock P.M.

duly recorded in Vol. M83, of Deeds on Page 3843

EVELYN BIEHN, County Clerk

By *Bernetha J. Litch*

Fee \$8.00