

22036

MOUNTAIN TITLE COMPANY INC.

MTC 12245K WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN M. LUCHT and MAGGIE E. LUCHT,
 husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY LOUISE HOOPER and
SUZANNE M. COGLEY, Co-Trustees for MARY LOUISE HOOPER TRUST
 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 69, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in
 the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the West
 96 feet thereof.

- continued on the reverse side of this deed -
MOUNTAIN TITLE COMPANY INC.

(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 and 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 \$12,000.00
 and that the whole or part of the consideration is hereby acknowledged.

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 4th day of April, 1983;
 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)

John M. Lucht
 JOHN M. LUCHT

Maggie E. Lucht
 MAGGIE E. LUCHT
 STATE OF OREGON, County of _____) ss.

Personally appeared _____) ss.

_____ 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 _____

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:

STATE OF OREGON,

County of Klamath) ss.

April 4, 19 83

Personally appeared the above named
JOHN M. LUCHT and MAGGIE E.
LUCHT, husband and wife

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

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

(OFFICIAL
 SEAL)

Mr. & Mrs. John M. Lucht
 1561 Wiard
 Klamath Falls, OR 97601
 GRANTOR'S NAME AND ADDRESS

Suzanne M. Cogley
 6210 Cherry 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 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 INC.

- continued from the reverse side of this deed -

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District.
4. Reservations contained in Deed from Charles W. Miller, a single man, to Ora C. Burkes, dated July 6, 1939, recorded July 6, 1939, in Volume 123, page 191, Deed Records of Klamath County, Oregon:

"Subject however to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. Subject to the restriction that no dwelling house shall be placed upon said land to cost less than \$1000.00, that such dwelling shall be finished in a workmanlike manner, shall be painted outside and shall be set back at least 30 feet from the property line on streets."

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record .

On 4 day of April A.D. 1983 at 1:13 P.M.

duly recorded in Vol. M83 of Deeds on p. 4943.

8.00

By Evelyn B. Ehn, County Clerk