

24143

MTC 12478-K

WARRANTY DEED

Vol. 1183 Page 5575

KNOW ALL MEN BY THESE PRESENTS, That PETER H. HEIDRICH and KAY J. HEIDRICH,
 husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CHARLES A. WILLIAMS and DAWN L. WILLIAMS, 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:

Starting at the Northeast corner of Lot 6, in Block 28 of HILLSIDE 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, (said corner being located on the West
 line of Johnson Street); thence West along the North line of said Lot 6 a distance
 of 90 feet; thence South and parallel with the East line of said Lot 6 a distance of
 75 feet to a point in vacated Donald Street; thence, East and parallel with the South
 line of said Lot 6 a distance of 90 feet, more or less to the West line of Johnson
 Street (being also the East line of said Lot 6 extended); thence North along said West
 line of Johnson Street and the East line of said Lot 6 a distance of 75 feet to the
 point of beginning.

MOUNTAIN TITLE COMPANY INC.

- 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 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 \$ 27,000.00
~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 27,000.00~~
~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 27,000.00~~

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 31st day of May, 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)

STATE OF OREGON,

County of Klamath ss.

May 31, 1983

Personally appeared the above-named
PETER H. HEIDRICH and KAY J. HEIDRICH,
 husband and wife,
 and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Before me:
Kristi L. Garrison

Notary Public for Oregon

My commission expires: 6/19/83

PETER H. HEIDRICH

Kay J. Heidrich
 KAY J. HEIDRICH

STATE OF OREGON, County of Klamath ss.

Personally appeared Peter H. Heidrich and Kay J. Heidrich
 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 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 Oregon

My commission expires:

(OFFICIAL
SEAL)

Mr. & Mrs. Peter H. Heidrich

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Charles A. Williams
 1400 Johnson
 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 Klamath ss.

I certify that the within instru-
 ment was received for record on the
 day of May, 1983,
 at 10 o'clock A.M., and recorded
 in book 1183 on page 5575 or as
 file/reel number 1183-5575
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By Kristi L. Garrison Recording Officer
 Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Conditions and restrictions as contained in Deed from Klamath Development Corporation, to wit:

"(1) Subject to all the reservations set forth in the dedication of the aforesaid Addition, and to the reservation of the streets, alleys, and boulevards therein. (2) Grantee hereby agrees that no dwelling house shall be erected on said premises to cost less than Fifteen 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 Johnson Ave., 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 Johnson Ave., 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 the 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."

3. Easement for existing sewer line in vacated street area reserved by Ordinance No. 5107, recorded January 8, 1960, in Deed Volume 318, page 210, and the conditions imposed thereby.
4. 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: June 27, 1967
 Recorded: June 29, 1967
 Volume: M67, page 4913, Microfilm Records of Klamath County, Oregon
 Amount: \$10,400.00
 Grantor: Norbert M. Burklund and Linda S. Burklund, husband and wife
 Trustee: Oregon Title Insurance Company
 Beneficiary: United States National Bank of Oregon

The Grantees named on the reverse side of this deed does not agree to assume nor pay the above described Trust Deed and Grantors agree to hold the Grantees harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 2nd day of June A.D. 1983 at 11:42 o'clock A.M. ..

duly recorded in Vol. M83, of deeds on Page 8576

8.00 fee

By EV. LYN BIEHN, County Clerk