

05-12422

FORM No. 633—WARRANTY DEED (Individual or Corporate).

MTC 12386

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

24844

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LEO ANDREWS and HELEN ANDREWS,
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
MACK SMITH, JR.

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 6 of SCHIESEL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Assessments, if any, due to the City of Klamath Falls for water use; statutory powers of South Suburban Sanitary District and Enterprise Irrigation District; restrictions as shown on plat, to-wit:

- 1) A 20 foot building setback line along the front of all lots.
- 2) An eight foot easement is granted along the back of all lots for future sanitary sewers and public utilities, said easement to provide ingress and egress for construction and maintenance of said utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner.
- 3) The use of the land is for residential purposes only and is limited to one residential building per lot.
- 4) Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority Specifications.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued 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 above

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 \$ 42,500.00

~~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 21st day of JUNE, 19 83
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)

Leo Andrews
Leo Andrews

Helen Andrews
Helen Andrews

STATE OF OREGON,)
County of Klamath) ss.
JUNE 21st, 19 83.

STATE OF OREGON, County of) ss.
19

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

Personally appeared the above named
Leo Andrews and Helen Andrews

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires:

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFSL
540 MAIN
KFO

NAME, ADDRESS, ZIP

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

MACK SMITH, JR.
5653 SCHIESEL ST
KFO

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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 on page or as
file/reel number
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Recording Officer
Deputy

- 5) Perpetual right to use of all irrigation and drainage ditches as shown is conveyed to all subsequent owners.

Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 14, 1958 in Volume 302, page 97, Deed Records of Klamath County, Oregon.

A 20 foot building setback line from Schiesel Ave. as shown on dedicated plat.

Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 22nd day of June A. D. 19 83 at 10:13 o'clock A. M., and
duly recorded in Vol. M 83, of deed _____ on a c 9727

8.00 fee

By EVELYN BIEHN, County Clerk
[Signature]