

28424

MTC 12800-WARRANTY DEED

Vol. 148 Page 15996

KNOW ALL MEN BY THESE PRESENTS, That WESTERN BANK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ISADORE R. LEFEBVRE and JUDITH M. LEFEBVRE, 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:

All of Lot 7 in Block 4 of ELDORADO and a portion of Lot 11, Block 4, ELDORADO, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 11; thence North 51°43'30" West along the Southwesterly line of said Lot a distance of 43.53 feet to a point; thence North 38°16'30" East at right angles to said Southwesterly line, to a point on the Southwesterly line of said Lot 7; thence South 31°46'30" East along the Southwesterly line of Lot 7 to the most Southerly corner of said Lot; thence South 58°13'30" West along the Southeasterly line of Lot 11 a distance of 28.73 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

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 \$ 65,000.00

However, the actual consideration contained hereon 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 13 day of September, 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.

WESTERN BANK

STATE OF OREGON,)
County of) ss.

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Coos)
September 13, 1983) ss.

Personally appeared F. L. Servoss and Michael L. Sickels

who, being duly sworn, each for himself and not one for the other, did say that the former is the

Assistant president and that the latter is the

secretary of WESTERN BANK

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: 9-18-85

(OFFICIAL SEAL)

Western Bank

Coos Bay, OR

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Isadore R. Lefebvre

2018 Eldorado
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

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/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

MOUNTAIN TITLE COMPANY INC

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Reservations and restrictions and easements as contained in plat dedication, to wit:
"(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 square feet of foundation area, excluding garages or storage areas, 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 F.H.A. Form No. 2277, Revised April of 1947; and retail business establishments not engaging in manufacturing and not using outside storage may occupy Blocks 2, 3, 4, and 7; multiple dwellings constructed in accordance with the above mentioned minimums may occupy Lots 7 to 9 inclusive of Block 1; Lots 11 to 15 also 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 tank or cess pools shall be constructed within the area and the undersigned dedicators reserve the right to construct and maintain sewers or other utilities over, in, and through the entire area, a may seem to said dedicators necessary or proper for public health, convenience, and safety. (3) Each lot shall be subject to ist 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. Right of Way Easement, including the terms and provisions thereof,
Dated: June 2, 1978
Recorded: June 20, 1978
Volume: M78, page 13069, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: Electric transmission and distribution line
Affects: Lots 11 through 14, inclusive
5. An easement as contained in Deed from Harry R. Waggoner, et ux to C. P. Peyton, et ux, and Lowell R. Sharp, et ux, recorded January 11, 1979, in Volume M79, page 847, Microfilm Records of Klamath County, Oregon, to wit: "Reserving unto Grantors a thermal easement 10 feet in width across rear lot line."
6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: September 24, 1981
Recorded: September 24, 1981
Volume: M81, page 17108, Microfilm Records of Klamath County, Oregon
Amount: \$50,000.00
Mortgagor: Jack H. Roberts and Karin W. Roberts, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (P57966)

The Grantee on the reverse side of this deed hereby agrees to assume and pay the above described Mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 16th day of Sept. A. D. 19 83 at 9:11 o'clock A. M., and
duly recorded in Vol. M 83, of Deeds on Page 15996

EVELYN BIEHN, County Clerk

by John Smith

Fee: \$8.00