

# MOUNTAIN TITLE COMPANY INC.

29329

WARRANTY DEED UTC-1279577 Page 12531 17531

KNOW ALL MEN BY THESE PRESENTS, That JOE L. KELLER and ROSIE ANN KELLER, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MILDRED H. MEIER, 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 17 and the Northeasterly 5 feet of Lot 16 in Block 11 of TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 the 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 \$ 70,500.00. 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 12th day of October, 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. October 12, 1983. Personally appeared the above named JOE L. KELLER and ROSIE ANN KELLER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon  
My commission expires: 6/19/87

STATE OF OREGON, County of \_\_\_\_\_, ss. Personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, 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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (OFFICIAL SEAL)

Mr. & Mrs. Joe L. Keller  
3945 LaMarada Way  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Mildred H. Meier  
3612 Rio Vista Way  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

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 instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/real number \_\_\_\_\_. Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

## MOUNTAIN TITLE COMPANY INC.



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SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
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 Sunset Lighting District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
6. Reservations and restrictions as contained in plat dedication, to wit:  
"said plat subject to: (1) Easements for future public utilities, irrigation, and drainage as shown on the annexed plat; easements to provide ingress and egress for construction and maintenance of said utilities, irrigation, and drainage; (2) No changes will be made in the present irrigation, and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns; (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants. This plat is approved subject to the following conditions:  
1. The owners of the land in this subdivision, their heirs, and assigns in whom title may be vested, shall always at their own expense properly install, maintain, and operate such irrigation system. 2. The Enterprise Irrigation District, shall never be liable for damage caused by improper construction, operation, or care of such system or for lack of sufficient water for irrigation.  
3. The liability of the operators of the of the Enterprise Irrigation District shall be limited to the delivery of water at established outlets. 4. The lands shall always be subject to irrigation easements whether or not irrigation water is furnished or used."
7. Subject to a 20 foot building setback from Onyx Avenue and a 25 foot building setback from Rio Vista Way as shown on dedicated plat.
8. Subject to an 8 foot easement along Westerly lot line as shown on dedicated plat.
9. 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 June 29, 1973, in Volume M73, page 8283, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 12th day of Oct. A.D. 1983  
at 3:38 o'clock P M, and duly  
recorded in Vol. M83 of Deeds  
Page 17531  
EVELYN BIEHN, County Clerk  
By [Signature] Deputy  
Fee 8.00