

MOUNTAIN TITLE COMPANY INC

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

Vol. M83 Page 18951

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 KEITH MAUER and JACKIE MAUER, 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:

The West half of Lots 48 and 49, YALTA GARDENS, according to the official plat
 thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

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 of this document and those apparent on the land as of the date of
 this conveyance.

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 \$45,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
 the whole part of the 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 31 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)

Constance B. Zahl
 Constance B. Zahl

STATE OF OREGON,

County of Klamath, ss.
October 31, 1983

Personally appeared the above named
Constance B. Zahl

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

(OFFICIAL
 SEAL)

Kristi L. Garrison
 Notary Public for Oregon

My commission expires: 6/19/87

STATE OF OREGON, County of _____, ss.

Personally appeared _____

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.

Notary Public for Oregon
 My commission expires: _____

(OFFICIAL
 SEAL)

Constance B. Zahl

715 SW Hailey

Pendleton OR 97801

GRANTOR'S NAME AND ADDRESS

Keith & Jackie Mauer

5201 Bryant

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

Keith & Jackie Mauer

Same as above

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 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

Subject to:

1. Taxes for the fiscal year 1983-1984, a lien, 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 South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Reservations and restrictions as contained in plat dedication, to wit:
"We do for ourselves, our heirs and assigns hereby dedicate, donate and convey to the public for public use forever the roads, irrigation laterals, underground irrigation system and Lot 66 for a park subject to the setback lines as shown on annexed plat and an easement over all lots for future sewers or utilities along the back line of all lots."
6. Subject to a 40' building setback from Kane Street as shown on dedicated plat.
7. Reservations, restrictions and easements as contained in instrument wherein Harvey C. Martin et ux, et al is grantor and David C. Gregg, et ux is grantee, recorded January 14, 1947 in Volume 201, page 119, Deed Records of Klamath County, Oregon, to wit:

"Principal buildings shall be single family dwellings with a floor footage of not less than 650 floor feet, temporary structures and occupancy of same for living quarters shall not be permitted. House shall be of standard construction with floor plans and designs meeting with grantors approval. No buildings shall be located nearer to the front tract line than 30 feet or nearer to the side tract lines than 5 feet. The side line restriction shall not apply to garages or other buildings in the rear. Subject, however to an easement for ditches and pipe lines to convey water for irrigation and domestic use for benefit of property owner. Said ditches and pipe lines would follow as near as possible property lines. Animals shall be restricted to household pets. Fowls limited to 150."

8. 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 18, 1981

Recorded: September 18, 1981

Volume: M81, page 16731, Microfilm Records of Klamath County, Oregon

Amount: \$38,950.00

Mortgagor: Constance B. Zahl

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (P58542)

which grantees agree to assume and pay.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 3rd day of Nov. A.D. 19 83
at 2:37 o'clock P M, and duly
recorded in Vol. M83 of Deeds
Page 18951

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00