

30305
30305

K. 36666

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KNOW ALL PERSONS BY THESE PRESENTS, made this 7 day of November, 1983, that COLLEEN J. FRY, Grantor, for the consideration hereafter stated, has bargained and sold and by these presents does grant, bargain, sell and convey unto NORA CASHMAN, Grantee, the following described premises in Klamath County, Oregon, to wit:

Lot 3 in Block 9 of Third Addition to Winema Gardens, Klamath County, Oregon, according to the Official Plat thereof.

SUBJECT TO:

- (1) Rules, regulations and assessments of South Suburban Sanitary District.
- (2) Right of way, including the terms and provisions thereof, to California Oregon Power Company recorded in Vol. 283 at page 413 of Klamath County, Oregon Deed Records.
- (3) Reservations and restrictions contained in the dedication of Third Addition to Winema Gardens, as follows: "...said plat subject to the following conditions: (1) a 20 foot building set-back line along the front and a 15 foot set-back on the street side line of all lots as shown on the annexed plat, (2) public utilities easement on the back of all lots as shown on the annexed plat, said easement to provide ingress and egress for the construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owner, should said construction and maintenance damage them, (3) addition restrictions as provided in recorded protective covenants."
- (4) Trust Deed to First Federal Savings and Loan Association of Klamath Falls, as beneficiary, dated March 25, 1968 and recorded March 26, 1968 in Vol. M68 at page 2358 of Klamath County, Oregon Mortgage Records, which said Trust Deed Grantee assumes and agrees to pay and perform according to its terms as the same comes due and to hold the Grantor harmless therefrom.

The true and actual consideration for this transfer is \$52,000.00.

TO HAVE AND TO HOLD the said premises and their appurtenances unto the said Grantee, her heirs, devisees, grantees and assigns forever.

The Grantor covenants that as of this date she is the Owner of said premises; that they are free of all encumbrances except those above set forth and that she will warrant and defend the same from all lawful claims except those above set forth, which the Grantee has agreed to take subject to:

"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." L.83, Ch 718, Sec. 2.

WARRANTY DEED - Page 1

WM. GANONG
LAWYER
P.O. BOX 57
KLAMATH FALLS, OREGON
97601 - 0003
PHONE: (503) 882-7228

1 IN WITNESS WHEREOF, the Grantor has executed this Instrument the day
2 and year first herein written.

3
4 Colleen J. Fry
COLLEEN J. FRY

5
6 STATE OF OREGON)
7 County of Klamath) SS.

8
9 On this 7 day of November, 1983, personally appeared the above
10 named COLLEEN J. FRY and acknowledged the foregoing Instrument to be her
11 voluntary act and deed before me:

12 (SEAL)

13 [Signature]
Notary Public for Oregon
14 My commission expires: 8-8-87

15
16
17
18 Until a change is requested all Tax Statements shall be sent to the following
19 address:

20 Klamath First Federal Savings and Loan Association
21 540 Main Street
Klamath Falls OR 97601

22
23 After recording return to:

24 Mrs. Nora Cashman
25 P.O. Box 424
Klamath Falls OR 97601

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

29 on this 7th day of Nov. A.D. 19 83
30 at 4:16 o'clock P M, and duly
31 recorded in Vol. M 83 of Deeds
32 Page 19149

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00