

30710

WARRANTY DEED

Vol. m83 Page 19758

117 13172-1  
 KNOW ALL MEN BY THESE PRESENTS, That EUGENE STRINDEN and LILLIAN STRINDEN, husband and wife, who took title as EUGENE ALTON DAVID STRINDEN and LILLIAN JEANETTE STRINDEN husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE FOLLIS and FRANCES FOLLIS, 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:

Lot 76 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

# 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 \$ 59,900.00. 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 11 day of November, 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.  
 November 11, 1983.

Personally appeared the above named EUGENE STRINDEN and LILLIAN STRINDEN, husband and wife

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

Before me:  
 (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-20-85

STATE OF OREGON, County of ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_ 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 \_\_\_\_\_

\_\_\_\_\_ 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Eugene and Lillian Strinden  
4621 Princess Ct. NE  
Salem, OR 97305

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Bruce Follis  
1420 Mc Clellan Drive  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Building setback line 30 feet from street as shown on dedicated plat.
3. Easements, conditions, and restrictions as contained in plat dedication, to wit:  
 "We do hereby grant public easements for sewer lines and other public utilities along the rear ten feet of all lots and across edges of lot lines where necessary for public health and welfare, and that we do hereby declare this plat to be subject to the following conditions:  
 (1) The use of land platted herein is for residential purposes only and is limited to one residential building per lot; (2) Architectural standards shall be no less than the minimum requirements, defined by the National Housing Authority Specifications, for one living unit; (3) Minimum foundation area of residences, not including garage or storage space, shall be as follows: One story residence, 1200 square feet; one and one-half or two story residences 800 square feet. Total height of a building is limited to 18 feet above the top of the foundation; (4) Residences shall not be built closer than thirty feet to the street lines nor closer than five feet to side lines of the lots; (5) Septic tanks shall conform to the specifications for such provided by the State Board of Health, (6) Pets or livestock other than strictly house pets, shall not be kept or housed on the property; (7) No fences or barricades are ever to be erected on lots between building setback line and the street."

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

on this 17th day of Nov. A.D. 19 83  
 at 1:45 o'clock P M, and duly  
 recorded in Vol. M83 of Deeds  
 Page 19758

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00