

34573

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED

Page 4342

KNOW ALL MEN BY THESE PRESENTS, That E. O. CHRISTENSEN and LAN CHRISTENSEN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAP NGUYEN and ANH NGUYEN, husband and wife, 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 62 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 -

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 the date of this deed

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 \$44,000.00.

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 16th day of March, 1984; 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

March 16, 1984

Personally appeared the above named

E. O. CHRISTENSEN and LAN CHRISTENSEN, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

E. O. Christensen and Lan Christensen

905 Washburn Way
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Lap Nguyen and Anh Nguyen

2211 Main St.
Klamath Falls, OR 97601

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

Personally appeared

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 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)

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1984, 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

- continued from the reverse side of this deed -

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Building setback line 30 feet from street as shown on dedicated plat.
4. 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."
5. Easement, including the terms and provisions thereof, covering water mains running to well site described in deed recorded in Volume 292, page 216, Deed Records of Klamath County, Oregon, as granted to various lot owners in Moyina.
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: October 10, 1977

Recorded: October 10, 1977

Volume: M77, page 19290, Microfilm Records of Klamath County, Oregon

Amount: \$35,000.00

Mortgagor: Richard W. Carroll and Bonita K. Carroll, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M73580)

The Grantees named herein have hereby agreed to assume and pay the above described Mortgage.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 16 day of March A.D. 19 84

at 3:16 o'clock P M, and duly

recorded in Vol. M84 of Deeds

Page 4342

EVELYN BIEHN, County Clerk

By Pam Smith, Deputy

Fee 8.00