

35059

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM L. ST. JOHN and LOIS L. ST. JOHN,
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SCOTT M. WATTERS
 and THERESA J. WATTERS, 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:

Lots 5 and 6, Block 2, FIRST ADDITION TO EASTMOUNT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



MOUNTAIN TITLE COMPANY INC.

(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 shown on the reverse of this deed or 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 \$ 67,000.00.
 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 23rd day of March, 19 84, 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)

William L. St. John
 William L. St. John

Lois L. St. John
 Lois L. St. John

STATE OF OREGON,

County of KlamathMarch 23, 19 84STATE OF OREGON, County of _____) ss.
 _____, 19 _____

Personally appeared _____ 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 _____

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)

Before me:

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

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.

By _____ Recording Officer

Deputy

William L. & Lois L. St. John

GRANTOR'S NAME AND ADDRESS

Scott M. & Theresa J. Watters

6238 Dennis Drive

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Grantee

NAME, ADDRESS, ZIP

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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. A 20 foot building setback line from Diane Drive, as shown on dedicated plat.
4. A public utilities easement on the rear 8 feet of lot, as shown on dedicated plat.
5. Reservations as contained in plat dedication, to wit:
 "said plat being subject to utility easements as shown for present and future public utilities, drainage and perpetual right of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owners. Further, that the sale of lots shown hereon is subject to the following restrictions:
 (1) No building shall be erected within twenty feet of the front property line nor within five feet of any other property line;
 (2) Not more than one dwelling shall be erected on any single lot;
 (3) No building erected on these premises shall be more than one story high;
 (4) Homes shall be single family dwellings only of not less than one-thousand square feet of floor space (exclusive of garages) and all outbuildings shall be architecturally similar to the main building on any particular lot;
 (5) No trailer, tent, shack, basement, garage, barn or outbuilding erected or placed on these premises shall at any time be used for residential purposes either temporarily or permanently, nor shall any residence of a temporary nature be constructed;
 (6) No fence or wall shall ever be erected on said premises which shall be greater in height than three feet in the front of the dwelling and front twenty feet of the sides or six feet in the rear and remaining sides;
 (7) No noxious or offensive trade or business shall be carried on upon any lot, nor shall anything be done thereon which may be, or become a nuisance or annoyance to the neighborhood."
6. Reservations and restrictions contained in deed recorded March 11, 1952 in Volume 253, page 371, re-recorded October 28, 1953 in Volume 263, page 554, Deed Records of Klamath County, Oregon, to wit:
 "Subject to an easement for ditches and/or pipe lines to convey water for the benefit of adjoining property owners."

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 2nd day of April A.D. 19 84
 at 1:58 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
 Page 5232
EVELYN BIEHN, County Clerk
 By Pam Smith, Deputy
 Fee 8.00