

41350

KNOW ALL MEN BY THESE PRESENTS, That

MARY ELEANOR WOODARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
WILLIAM ALLEN OSBORN and DORIS ANN OSBORN, 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:

Lot 9 in Block 4, TRACT NO. 1000, SECOND ADDITION TO SUNSET VILLAGE, 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 \$ 66,500.00  
The whole consideration (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)  
part of the consideration (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 12th day of September, 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.

Mary Eleanor Woodard  
MARY ELEANOR WOODARD

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, } ss.  
County of Lincoln  
September 12, 1984

Personally appeared the above named  
MARY ELEANOR WOODARD

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

Before me  
CLAUDIA TOWER  
NOTARY PUBLIC - OREGON  
My Commission Expires 5-15-88

STATE 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 \_\_\_\_\_,  
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 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.

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

Mary Eleanor Woodard  
P.O. Box 837  
Newport, OR 97365  
GRANTOR'S NAME AND ADDRESS

William Allen Osborn & Doris Ann Osborn  
5911 Harlan 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, } ss.

County of \_\_\_\_\_  
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.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer  
By \_\_\_\_\_ Deputy

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

## SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Lighting District.
4. Assessments, if any, due to the City of Klamath Falls for water use.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
6. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded April 8, 1970, in Volume M70, page 2738, Microfilm Records of Klamath County, Oregon.
7. Reservations and restrictions as contained in plat dedication, to wit: "Said plat subject to: (1) Easements for future public utilities, irrigation, and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation, and drainage, (2) No changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns, (3) Building setback lines as shown on the annexed plat, (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants. This plat is approved subject to the following conditions: 1. The owners of the land in this subdivision, their heirs and assigns in whom title may be vested shall always at their own expense properly install, maintain, and operate such irrigation system. 2. The Enterprise Irrigation District, its successors and assigns, and the United States, person, firm, or corporation operating the irrigation works of the Enterprise Irrigation District, shall never be liable for damage caused by improper construction, operation, or care of such system or for lack of sufficient water for irrigation. 3. The liability of the operators of the Enterprise Irrigation District shall be limited to the delivery of water at established outlets. 4. The lands will always be subject to irrigation assessments whether or not irrigation water is furnished or used."
8. Subject to a 20 foot building setback from Harlan Drive and Coronado Way, as shown on dedicated plat.
9. Subject to a 5 foot building utility easement along Northwesterly lot line as shown on dedicated plat.
10. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 19 day of Sept A.D. 19 84  
 at 2:42 o'clock P M, and duly  
 recorded in Vol. M84 of Deeds  
 Page 16200

EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 8.00