

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 appertaining, 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.

84 SEP 12 PM 2 12

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 of 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 \$ 66,500.00

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 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, County of Lincoln, September 12, 1984

Personally appeared the above named MARY ELEANOR WOODARD

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

Before me: Claudia Tower CLAUDIA TOWER Notary Public for Oregon My Commission Expires 5-15-88

STATE OF OREGON, County of ss. Personally appeared 19

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: 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, County of 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 Deputy

SPACE RESERVED FOR RECORDER'S USE

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] Deputy

Fee 8.00