

41567

MOUNTAIN TITLE COMPANY INC.  
WARRANTY DEED

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16586

KNOW ALL MEN BY THESE PRESENTS, That

Joseph D. Huck and Marie Huck, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Leon Andrieu

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 28 of SUMMERS LANE HOMES, 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 set forth on the reverse of this deed, or 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 \$ 55,000.00. 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 24 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.

(If executed by a corporation, affix corporate seal)

Joseph D. Huck

Marie Huck

STATE OF OREGON,

County of Klamath

Sept 24, 1984

STATE OF OREGON, County of ) ss.

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)

Notary Public for Oregon  
My commission expires:

Personally appeared the above named Joseph D. Huck and Marie Huck

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

(OFFICIAL SEAL) Before me: Linda Steller

Notary Public for Oregon

My commission expires: 7/13/85

Joseph D. Huck and Marie Huck

GRANTOR'S NAME AND ADDRESS

Leon Andrieu

Box 64  
Midland, Or. 97034

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per 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.

By \_\_\_\_\_

Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY INC.

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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 South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Subject to a 25 foot building setback from Onyx Avenue and Summers Lane as shown on dedicated plat.
5. Subject to a 10 foot easement over south lot line for power and telephone lines as shown on dedicated plat.
6. Subject to an irrigation ditch easement over south lot line as shown on dedicated plat.
7. Reservations as contained in plat dedication, to wit:  
"does hereby convey unto all subsequent owners, perpetual rights to the use of all irrigation and drainage ditches, shown on the plat, for irrigation and drainage of lots, and does hereby grant public easements for future sewer lines and other utilities across all lots where needed for public health and welfare, and that it does 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 of the Federal Housing Authority Specifications for one living unit. (3) Minimum foundation areas, not including garage or storage space, shall be as follows: one story residences, 1000 square feet, one and one half or two story residence, 800 square feet. (4) Septic tanks shall conform to the specifications for such, provided by the State Board of Health."
8. Covenants, easements 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 March 6, 1956 in volume 281, page 330, Deed Records of Klamath County, Oregon.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 25 day of Sept. A.D. 19 84  
at 10:12 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
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**EVELYN BIEHN, County Clerk**

By [Signature] Deputy

Fee 8.00