

44427

WARRANTY DEED

NTC-14342-K
 KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS C. HARTMAN and KAREN E. HARTMAN, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LLOYD E. NELSON and ANABEL NELSON, 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 23 of WINEMA GARDENS, 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 -

(4 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 \$
~~ONE HUNDRED AND NO DOLLARS (\$100.00) THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$~~
 (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 27th day of December, 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.

Douglas C. Hartman
 DOUGLAS C. HARTMAN
 Karen E. Hartman
 KAREN E. HARTMAN

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,

County of Klamath

Personally appeared the above named
 DOUGLAS C. HARTMAN and KAREN E.
 HARTMAN

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

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

Personally appeared

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:

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires:

Douglas C. Hartman and Karen E. Hartman

GRANTOR'S NAME AND ADDRESS

Lloyd E. Nelson and Anabel Nelson

1833 Mc Clellan
 Klamath Falls, OR 97603

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, E.P.

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

SAME AS GRANTEE

NAME, ADDRESS, E.P.

STATE OF OREGON,

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.

By

Recording Officer
 Deputy

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. 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 July 15, 1959, in Book 12, page 472, Miscellaneous Records of Klamath County, Oregon.
4. Covenants, conditions, and restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 13, 1959, in Volume 13, page 496, Miscellaneous Records of Klamath County, Oregon, recorded and modified April 21, 1960, in Volume 320, page 437, Deed Records of Klamath County, Oregon, also recorded July 15, 1959, in Volume 13, page 472, Miscellaneous Records of Klamath County, Oregon, and also recorded in Volume 321, page 440, Deed Records of Klamath County, Oregon.
5. 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 May 2, 1944, in Volume 104, page 406 and recorded July 13, 1951, in Volume 246, page 397, all Deed Records of Klamath County, Oregon, as follows:
"Right of way for irrigation and drainage ditches are hereby reserved. Not more than 2 hogs shall be kept on said premises at any time."
6. Easements and restrictions as reserved in plat dedication, to wit:
"1. A 20 foot building setback along the front of all lots as shown. 2. A ten foot easement along the back of all lots as shown, said easement to be centered along the back of adjoining lots and to be for future public utilities, drainage and sanitary sewers, said easement to provide ingress and egress for the construction and maintenance of said utilities, with no structures or fences being permitted thereon and any planting being placed thereon at the risk of the owner should said construction or maintenance damage them. 3. Use of the land is for residential purpose only and is limited to one residential building per lot. 4. Architectural standards shall be no less than the minimum requirements of F.H.A. specifications with a minimum foundation area of 1000 square feet of living space. 5. Ten foot utility easement to include and be centered on the side lines of lots 8, 9, 10, 11, 12, 13, and 14."
7. Subject to a 20 foot building setback line along front lot line as shown on dedicated plat.
8. Subject to a 10 foot utility easement along Easterly lot line as shown on dedicated plat.
9. 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: September 8, 1978
Recorded: September 8, 1978
Volume: M78, page 19850, Microfilm Records of Klamath County, Oregon
Amount: \$12,500.00
Mortgagor: Douglas C. Hartman and Karen E. Hartman, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

The Grantee named on the reverse side of this deed hereby agrees to execute and pay the above described PVA Mortgage as of the date of this deed.

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 27th day of December A.D., 1984 at 4:17 o'clock P M, and duly recorded in Vol M84, of Deeds on page 21480.

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK

by: L. Smith, Deputy