

45196

MT-14492-K

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LINDA JOHNSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOROTHY M. LYNCH, 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:

06 The East one-half of TRACTS 48 and 49, YALPA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

06 "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."

- continued on the reverse side of this deed -

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 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 \$ 40,000.00

It is hereby acknowledged that the consideration herein stated is the true and actual consideration paid for the above described premises, and that the same is not subject to any lien or claim of any person other than the grantee.

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 18 day of January, 1985; 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)

STATE OF OREGON } ss.
County of Klamath }
January 28 1985
Personally appeared the above named LINDA JOHNSON

STATE OF OREGON, County of) ss.
January 28 1985

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

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: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

Before me: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Linda Johnson
2515 California
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Dorothy M. Lynch
5203 Bryant
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 instrument was received for record on the day of 1985, at o'clock M. and recorded in book on page or as file/reel number Record of Deeds of said county.

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

By Recording Officer Deputy

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continued from the reverse side of this deed -

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SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
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 Enterprise Irrigation District.
4. Reservations and restrictions as contained in plat dedication, to wit:
"We do for ourselves, our heirs, and assigns hereby dedicate, donate, and convey to the public for public use forever the roads, irrigation laterals, underground irrigation system, and Lot 66 for a park subject to the setback lines as shown on annexed plat and an easement over all lots for future sewers or utilities along the back line of all lots."
5. Reservations, restrictions, and easement, including the terms and provisions thereof, as contained in instrument wherein Harvey C. Marten et ux et al is Grantor and David C. Gregg, et ux is Grantee, recorded January 14, 1947, in Volume 201 at page 117, Microfilm Records of Klamath County, Oregon, to wit:
"Principal building shall be single family dwellings with a floor footage of not less than 650 floor feet, temporary structures and occupancy of same for living quarters shall not be premitted; house shall be of standard construction with floor plans and designs meeting with grantors approval; no buildings shall be located nearer to the front tract line than 5 feet. The side line restriction shall not apply to garages or other buildings in the rear; subject however, to an easement for ditches and pipelines to convey water for irrigation and domestic use for benefit of property owners. Said ditches and pipe lines would follow as near as possible property lines; animals shall be restricted to household pet. Fowls limited to 150."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 18th day of January A.D. 19 85 at 3:00'clock P.M.

duly recorded in Vol. 485, of Deeds on a.c. 1091

By EVELYN BIEHN, County Clerk
Bernetha A. Deloch

Fee \$9.00

