

45433

WARRANTY DEED

Vol. 1785 Page

1553

KNOW ALL MEN BY THESE PRESENTS, That

husband and wife

ALVIN M. BECK and RUBY M. BECK,

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

MAYNARD J. DYKSTRA and EDNA M. DYKSTRA, husband and wife

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 3 in Block 4 of FIRST ADDITION TO KELENE 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 -

(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

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 \$ 45,700.00

IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of January, 1985.

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 28th 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

County of Klamath

January 28, 1985

Personally appeared the above named

RUBY M. BECK for herself and as attorney-in-

fact for ALVIN M. BECK

and acknowledged the foregoing instrument to be their

voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

Ruby M. Beck as attorney-in-fact for

ALVIN M. BECK

RUBY M. BECK

STATE OF OREGON, County of

, 1985) ss.

Personally appeared

and

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Alvin M. Beck & Ruby M. Beck
2221 Darrow
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Maynard J. Dykstra and Edna M. Dykstra
4839 Darwin Place
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

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

- continued from the reverse side of this deed -

SUBJECT TO:

1. City 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 Klamath Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.
4. Building setback line 20 feet from street as shown on dedicated plat.
5. Public utilities easement along rear 8 feet as shown on dedicated plat.
6. Reservations as contained in plat dedication, to wit:
 "(1) Building setback lines as shown on the annexed plat; (2) Utility easements as shown on the annexed plat for all present and future utilities and perpetual right of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance for said utilities with no structures being permitted thereon and any planting being placed thereon at the risk of the owner, (3) The use of the land is for residential purposes only and is limited to one residential building per lot; (4) Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority Specifications; (5) No changes will be made in the present irrigation ditches without the consent of the Klamath Irrigation District, its successors or assigns."
7. Covenants, easements, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms thereof, recorded April 25, 1968, in Book M68, page 3337.
8. Note and 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 30, 1980
 Recorded: September 30, 1980
 Volume: M80, page 18803, Microfilm Records of Klamath County, Oregon
 Amount: \$43,200.00
 Mortgagor: Alvin M. Beck and Ruby M. Beck, 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 agree to assume and pay the above described Mortgage in full.

STATE OF OREGON,)
 County of Klamath)

Filed for record at request of

on this 28th day of January A.D. 19 85
 at 2:12 o'clock P. M. and duly
 recorded in Vol. M85 of Deeds
 Page 1553

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00