

45589

MTC#44742

KNOW ALL MEN BY THESE PRESENTS, That JOSE A. SANTIAGO and ELISA A. SANTIAGO, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JESSICA REED, 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 37 of FIRST ADDITION TO MADISON PARK, 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 shown on the reverse of this deed and those of record and 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 \$ 44,400.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 97.030.)

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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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 substituted by a corporation, attach corporate seal)

STATE OF OREGON, )  
County of Otero ) ss.  
January 28, 19 85.

Personally appeared the above named  
Jose A. Santiago and  
Elisa A. Santiago.

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

Notary Public for the State of New Mexico  
My commission expires: 12/14/88

STATE OF OREGON, )  
County of Otero ) ss.  
January 28, 19 85.  
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 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:

Jose A. & Elisa A. Santiago

GRANTOR'S NAME AND ADDRESS

Jessica Reed  
5810 Shasta Way  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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.

Recording Officer

By \_\_\_\_\_ Deputy

## 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. Reservations as contained in plat dedication, to wit:  
"reserve easement for utilities such as power, telephone, household water and sewer lines, on five feet strips of land along the rear ends of lots, or along or adjacent to lot lines where necessary for public health and safety, and that we do hereby declare this plat to be subject to the following conditions: (1) The use of lots 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 defined by the National Housing Authority specifications for one living unit. (2) Minimum foundation areas, not including garage or storage space, shall be as follows: one-story residences - 1200 square feet, one and one-half or two story residences - 800 square feet. (4) Residences shall not be built closer than 20 feet from the street lines nor closer than six feet from the side lines of the lots. (5) Septic tanks shall conform to the specifications for such provided by the State Board of Health. (6) Whenever incorporated into a city or annexed to an incorporated city, all zoning and building regulations of said city shall have full effect on this subdivision."
4. Subject to a 20 foot building setback from Shasta Way and a 20 foot building setback from Madison Street as shown on dedicated plat.

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.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 5th day of February A.D. 19 85  
at 9:15 o'clock A M, and duly  
recorded in Vol. M85 of Deeds  
Page 1812

**EVELYN BIEHN**, County Clerk

By *Ann Smith* Deputy

Fee 9.00