

MTC#14568-K

WARRANTY DEED

45796

KNOW ALL MEN BY THESE PRESENTS, That JEFFERY D. SEVITS and CYNTHIA M. SEVITS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BUCKY D. REED and JULIE D. REED, 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 16 in Block 1, 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

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 \$40,900.00. 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 8th day of February, 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)

Jeffery D. Sevits  
CYNTHIA M. SEVITS

STATE OF OREGON,

County of Klamath  
February 8, 1985

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ 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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 8/16/88

Jeffery D. Sevits & Cynthia M. Sevits  
4847 Camelia  
Springfield, OR 97478  
GRANTOR'S NAME AND ADDRESS

Bucky D. Reed and Julie D. Reed  
3803 Kelly Dr.  
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 \_\_\_\_\_ 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/real number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

SUBJECT TO:

2128

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 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. Subject to a 10 foot utility easement and irrigation easement along rear lot line as shown on dedicated plat.
5. Subject to a 20 foot building setback from street as shown on dedicated plat.
6. Reservations as contained in plat dedication, to wit:  
"(1) Building setback lines as shown on annexed plat; (2) Utility easements as shown on the annexed plat for all present and future public utilities and perpetual right-of-way for ditches to convey irrigation water, said easements to provide ingress and egress for the construction and maintenance of 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) Additional restrictions as provided in the recorded protective covenants; (6) No changes will be made in the present irrigation and/or drain ditches."
7. Covenants, 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 in Volume 316, page 445, Records of Klamath County, Oregon.
8. Reservations as contained in Warranty Deed recorded July 31, 1974, in Volume M74, page 9374, Microfilm Records of Klamath County, Oregon, as follows:  
"Provisions contained in easement to Klamath County, Oregon, for a drain ditch and right of ingress and egress for construction and maintenance, by deed recorded February 5, 1938, recorded in Deed Volume 114, page 207, Records of Klamath County, Oregon, provisions contained in Deed from Neil Arant and Joann Arant, husband and wife and Lucille Sewell to Klamath County conveying a strip of land for drain ditch, dated June 13, 1953, recorded June 13, 1953, Deed Volume 261, page 309, Records of Klamath County, Oregon, as follows:  
"...with the right of ingress and egress to keep the same in good repair."
9. Deed of Trust, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: July 14, 1980  
Recorded: July 25, 1980  
Volume: M80, page 13883, Microfilm Records of Klamath County, Oregon  
Amount: \$40,500.00  
Trustee: Transamerica Title Insurance Company  
Grantor: Danny S. Forbes and Joan R. Forbes  
Beneficiary: Equitable Savings and Loan Association

The beneficial interest under said Trust Deed was assigned by instrument,  
Recorded: July 28, 1980  
Volume: M80, page 13991, Microfilm Records of Klamath County, Oregon  
To: Housing Division, Department of Commerce, State of Oregon

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Deed of Trust in full.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 2<sup>th</sup> day of February A.D. 19 85 at 3:22 o'clock P.M., and  
duly recorded in Vol. M85 of Deeds on Page 2127

By EVELYN BIEHN, County Clerk

Fee: \$9.00