346614

MICHASELK OUITCLAIM DEED

Vel. M85 Page - 3404

KNOW ALL MEN BY THESE PRESENTS: That the UNITED STATES OF AMERICA, acting through the State Director of the Farmers Home Administration, for and in consideration of SEVENTEEN THOUSAND FIVE HUNDRED and/no DOLLARS (\$17,500.00), releases and quitclaims to Claude A. and Claudette M. Beare, husband and wife all interest in the following-described real estate in the County of Klamath, State of Oregon, to-wit:

Lot 1 and the South 1/2 of Lot 2, of PONDEROSA PARK, in the City of Chiloquin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"Pursuant to section 510(e) of the Housing Act of 1949, as amended, 42 U.S.C. §1480(e), the purchaser ('Grantee' herein) of the above-described real property (the 'subject property' herein) convenants and agrees with the United States acting by and through Farmers Home Administration (the 'Grantor' herein) that the dwelling unit(s) located on the subject property as of the date of this Quitclaim Deed shall not be occupied or used for residential purposes until such time as such unit(s) is structurally sound and habitable, has a potable water supply, has a functionally adequate, safe, and operable heating, plumbing, electrical and sewage disposal system and meets the Termal Performance Standards as outlined in Exhibit D of 7 C.F.R. Part 1924 Subpart A. This covenant shall be binding on Grantee and Grantee's heirs, assigns and successors and shall be construed as both a covenant running with the subject property and as an equitable servitude. This covenant shall be enforceable by the United States in any court of competent jurisdiction. As such time as the existing dwelling unit(s) on the subject property complies with the aforementioned Standards of the Farmers Home Administration or such unit(s) shall have been completely razed, upon application to Farmers Home Administration in accordance with its regulations, the subject property may be released from the effect of this covenant and this covenant shall thereafter be of no further force or effect.'

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.

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

HC 30 Box 26, Chiloquin, Oregon 97624

DATED February 26, 1985.

After recording return to: Mr. & Mrs. Claude A. Beare HC 30 Box 26 Chiloquin, OR 97624

UNITED STAT OF AMERICA

Smith, State Director Richard M. Farmers Home Administration U.S. Department of Agriculture

ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF MULTNOMAH

On February 26, 1985, before me, the undersigned, a notary public in and for said state, personally appeared Richard M. Smith, known to me to be the State Director, Farmers Home Administration, U.S.D.A., and the person whose name is subscribed to the within instrument and

acknowledged to me that he executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my officfal seal on the day and year last above mentioned.

Notary Public in and for

State of Oregon

My Commission Expires: 2-1-86

That the UNITED STATES OF AMERICA. MAGNE ALL MEN BY THESE PRESENTS: sating through the State Virector of the Parmers Home Administration; for and in consideration of SEVENTEEN THOUSAND FIVE HUNDRED and/no DELANS (\$17.500.00), released and quitclaims to Claude A. and Claudette of every, lambard and wife all interest in the following-described ceal abled to the transfy of Klamath, State of Oregon, to-wife

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\$2 , restaurant on this ! 7th day of March 11 A.D. 19 851 bediens de ever and to (1:57ed and the control of t o'clock P M, and dul end) included the incorded in Vol. M85 in of the Deeds we wo the results of the Grantest Nessta) that the dealling unit (4048 ocated 6904 the subject prom The believes ed for EVELYN BIEHN, County Clerk to stab sets to an various to et (a) when the county clerk to stab sets to an various to et (a) when the county to the county of the coun cionally advance, safe, and operable heating.00]embing electrical and cowaye dispusal system and masts the Termal recommende Standards as outlined in Staiter o of 7 C.F.E. Part 1924 Subpart A. This covernat shall so whiding on Grantee and Grantee's heirs, assigns and successors and whall be construed as both a covenant running with the subject property and as an equitable servitude. This covenant shall be enforceable by the United States is any court of competent jurisdiction. As such time as the existing dwelling unit(s) on the subject property complies ofth the aforementioned Standards of the Parmers Rome Administration or such unit(s) shall have been completely rased, upon application to Farmers Home Administration in accordance with its regulations, the subject property may be released from the effect of this covenant and this coverant shall thereafter be of as further force or effect.

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DATED February 26, 1985. A

After recording rejund to: in. & Miss. Cleudo A. Zonie 7d 30 Box 26

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Richard N. Smith Style Director Farmers Hobse Administration U.S. Department of Agriculture

ACKNOWLEDGEMENT

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COUNTY OF ELLTROMAN

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THE ELECT SHEREOF, I have hereunto set my hand and affixed my offiseal on the day and year last above mentioned,

Public in and for State of Oregon

My Comulsaton Expires: 2-1-86