MOUNTAIN TITLE COMPANY INC 46857 857 KNOW ALL MEN BY THESE PRESENTS, That HERBERT R. ol. M85 Page 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 apassigns, that certain reac property, with the tenements, hereonaments and apputchances thereunto belonging pertaining, situated in the County of <u>Klamath</u> and State of Oregon, described as follows, to-wit: Lot 11, Block 46, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. no because iccredit supremoved the "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 anning department to verify approved uses." MOUNTAIN TITLE COMPANY INC 影 - continued on the reverse side of this deed -Lowenie eff and notained entetting (8. TIF 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 And said grantor hereby covenants to and with said gramee and grames of the source of the source 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 grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims JUNITAIN TITLE COMPANY IN 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 \$12,500.00 CHRONOVERX XHE XACOUSIX EMOSICIETA NEW XGOTHERXS XX XOR XHOINNARS OMBAX DROBEX SX OK XWAMA XSKOK XX XDROWNKACK XATHOL YK part of the consideration (and care which) DX (The sentence between the symbols O, it not applicable, should be deleted. See ORS 93.030.) AOUNTAIN HITLE COMPAN 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 15th day of <u>March</u>, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by s name to be signed and sea on the signed and sea of the signed an (If executed by a corperation, effix corporate scal) Tub Los M 1 HERBERT R. CARY lan County of Caning () March 15 March 15 Personally STATE OF OREGONA STATE OF OREGON! County of **3 19** 85 Notes? Personally appeare Borgnelly appeared the above named HEBDANN B CARY and acknowledged the foregoing instru-ment to be 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 silixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-fall of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary set and deed. Bell Fistic (OFFICIAL SEAL) Notary Public for Oregon My commission expires: 11/16/87 Notary Public for Oregon (OFFICIAL My commission expires: SEAL Mr. Herbert R. Cary 2050 Auburn Street Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS STATE OF OREGON, Paul Barker and Anselma Barker Rt. 3 Box 228 County of 39 I certify that the within instru-Klamath Falls, OR 97601 ment was received for record on the GRANTEE'S NAME AND ADDRESS After recording return to: SPACE RESERVED, 19____ at Clock M., and recorded SAME AS GRANTEE in book FOR or as RECORDER'S USE tile/seel number Record of Deeds of said county. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address: Witness my hand and seal of County affixed. SAME AS GRANTEE Recording Officer NAME, ADDRESS, ZIP Deputy MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed an analysis and to make the second second

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SUBJECT TO:

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Sewer and water use charges, if any, due to the City of Klamath Falls.

- Reservations and restrictions as shown in deed from The Klamath Development Co., a corporation, to J. B. Ferguson, et ux, dated March 7, 1927, recorded March 11, 1927, in Book 70, page 351, Deed Records of Klamath County, Oregon. 2.
- Restrictive covenants, including the terms and provisions thereof recorded on November 15, 1968, in Volume M68, page 10219, Microfilm Records of Klamath 3.
 - County, Oregon, to wit: dia diada 1. "Harold M. Rush for himself, his executors, administrators, and assigns, does hereby covenant and agree to and with Marvin E. Reed and Frances M. Reed, their heirs, executors, administrators, and assigns to refrain from erecting, causing or permitting to be erected on Lots 9 and 10, Block 46, Hillside Addition, or any part thereof, any building or structure which shall rise above a line from the living room window sill of the dwelling located on Lots 7 and 8, Block 46, Hillside Addition and the sidewalk of the Armory located at the corner of Main and Spring Streets, Klamath Falls, Oregon: No trees, shrubs, or fences of any kind except those existing hereofishall be permitted to extend vertically to a greater height than five feet above the level of the ground of Lots 9 and 10, Block 46, Hillside Addition as it presently exists."

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	County of Klamath)
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