

46857

MOUNTAIN TITLE COMPANY INC

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

HERBERT R. CARY

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3838

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
PAUL BARKER and ANSELMA BARKER, 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 ap-
pertaining, situated in the County of Klamath 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.

"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 -

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 \$12,500.00

OF THE ABOVE THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$12,500.00
the whole of the consideration paid for this transfer, stated in terms of dollars, is \$12,500.00

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 March, 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)

HERBERT R. CARY

HERBERT R. CARY

STATE OF OREGON

County of Klamath

19 85

Personally appeared the above named

HERBERT R. CARY

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

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 be-
half 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)

Mr. Herbert R. Cary
2050 Auburn Street

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Paul Barker and Anselma Barker
Rt. 3 Box 228

Klamath Falls, OR 97601

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 instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book on page or as
file/roll number

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By Recording Officer
Deputy

MOUNTAIN TITLE COMPANY INC

- continued from the reverse side of this deed -

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. 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.
3. Restrictive covenants, including the terms and provisions thereof recorded on November 15, 1968, in Volume M68, page 10219, Microfilm Records of Klamath County, Oregon, to wit:
 "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 hereof shall 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."

STATE OF OREGON,
 County of Klamath)

Filed for record at request of

on this 14th day of March A.D. 19 85
 at 3:10 o'clock P M, and duly
 recorded in Vol. M85 of Deeds
 Page 3838

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 9.00

