

813247917

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MARVIN L. CANTRELL, JR. and FRANCES V. CANTRELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY E. FOSTER and KATHRYN B. FOSTER, 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 15, Block 4, ELDORADO 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 -

(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 \$78,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration.

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 18 day of April, 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.

Marvin L. Cantrell, Jr.
MARVIN L. CANTRELL, JR.
Frances V. Cantrell
FRANCES V. CANTRELL

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.
County of Klamath
April 18, 1985

STATE OF OREGON, County of) ss.

Personally appeared _____ and _____ 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: _____ Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Personally appeared the above named MARVIN L. CANTRELL, JR. and FRANCES V. CANTRELL, husband and wife

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

Before me: _____ Notary Public for Oregon
My commission expires: 6-16-88

Marvin L. Cantrell, Jr. & Frances V. Cantrell

GRANTOR'S NAME AND ADDRESS
Jeffrey E. Foster & Kathryn B. Foster

GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE
Klamath Falls, Klamath Falls
340 Main
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE as above
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.

County of _____
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.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

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-- continued from the reverse side of this deed --

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SUBJECT TO:

1. Sewer and water sue charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions as contained in plat dedication, to wit: "Subject, however to the following conditions:
 (1) The use of the lots designated in said area is restricted to one residence to each lot, such residence to contain not less than 720 sq. feet, of foundation area, excluding garages or storage area, and to be so constructed and of an architectural standard not less than those minimums defined by the National Housing Agency, Federal Housing Administration, Portland, Oregon office for properties of one or two living units located in the district, covered by the Portland Insuring Office as set out in F.H.A. Form No. 2277, Revised April 1947; and retail business establishments not engaging in manufacturing and not using outside storage may occupy Blocks 2, 3, 6, and 7; and multiple dwellings constructed in accordance with the above mentioned minimums may occupy Lots 7 to 9 inclusive of Block 1, Lots 11 to 16, inclusive of Block 7: Lots 7 to 12 inclusive of Block 5; and Lots 1, 2, 3, 33, 34, and 35 of Block 8. (2) No septic tanks shall be constructed within the area, and the undersigned dedicators reserve the right to construct and maintain sewers or other utilities over, in, and through the entire area, as may seem to said dedicators necessary or proper for public health, convenience, and safety. (4) Each lot shall be subject to its proportionate share on a foot frontage basis of all improvements desired by two thirds of the ownership, on a foot frontage basis of all lots directly affected by any such proposed improvements. (5) All new installation of overhead utilities are limited to alleys and easements across the rear of lots, except where it is necessary to cross lots as provided under Section 2 above."
3. Right of Way Easement, including the terms and provision thereof,
 Dated: June 15, 1978
 Recorded: June 20, 1978
 Volume: M78, page 13078, Microfilm Records of Klamath County, Oregon
 In favor of: Pacific Power & Light Company, a corporation
 For: Electric transmission line
4. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON,
 County of Klamath)

Filed for record at request of

on this 18th day of April A.D. 19 85
 at 1:54 o'clock P M, and duly
 recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee \$9.00