

48002

KNOW ALL MEN BY THESE PRESENTS, That LLOYD W. MOORE and KATHRYN L. MOORE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARL F. UHLIG and JANET L. UHLIG, 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 in Block 5, TRACT NO. 1022, FOURTH ADDITION TO SUNSET VILLAGE, 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 \$ 52,000.00

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 18th 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.

(If executed by a corporation, affix corporate seal)

LLOYD W. MOORE

KATHRYN L. MOORE

STATE OF OREGON, County of Klamath, April 18, 1985. Personally appeared the above named LLOYD W. MOORE and KATHRYN L. MOORE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon My commission expires: 11/16/87

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

Notary Public for Oregon My commission expires:

Form with fields for Grantor's Name and Address (Lloyd W. Moore & Kathryn L. Moore, Rt. 1 Box 90, Tulelake, CA 96134) and Grantee's Name and Address (Carl F. Uhlig & Janet L. Uhlig, 3509 Grenada Way, Klamath Falls, OR 97603).

Form with fields for recording details, including 'I certify that the within instrument was received for record on the day of 1985 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. Recording Officer By Deputy'

SUBJECT TO:

1. City water use charges, if any, due to the City of Klamath Falls.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory power of assessment, of Enterprise Irrigation District.
4. Building setback line 25 feet from street as shown on dedicated plat.
5. Public utilities easement - rear 8 feet, as shown on dedicated plat.
6. Reservations, easements and restrictions as contained in plat dedication, to wit:
  - "(1) Easements for future public utilities, irrigation, and drainage as shown on the annexed plat, easements to provided ingress and egress for constructions and maintenance of said utilities, irrigation, and drainage;
  - (2) No changes will be made in the present irrigation and/or drainage ditches without the consent of Enterprise Irrigation District, its successors or assigns;
  - (3) Building setback lines as shown on the annexed plat;
  - (4) All easements and reservations of record and additional restrictions as shown in any recorded protective covenants and this plat is approved subject to the following conditions: (1) The owners of the land in this subdivision, their heirs and assigns in whom title may be vested, shall always at their own expense property install, maintain, and operate such irrigation system;
  - (2) The Enterprise Irrigation District, shall never be liable for damage caused by improper construction, operation or care of such system or for lack of sufficient water for irrigation;
  - (3) The liability of the operators of the Enterprise Irrigation District shall be limited to the delivery of water at established outlets;
  - (4) The lands will always be subject to irrigation assessments whether or not irrigation is furnished or used."
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 June 7, 1971, in Volume M71, page 5502, Microfilm Records of Klamath County, Oregon.
8. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Village Lighting District.
9. 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 22nd day of April A.D. 19 85  
 at 1:19 o'clock P M, and duly  
 recorded in Vol. M85 of Deeds.  
 Page 5780

**EVELYN BIEHN**, County Clerk  
 By [Signature] Deputy

Fee 9.00