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· · · · · · · · · · · · · · · · · · ·	Milliam Masiello
Z STATE OF OREGON, LOUDAND	- A Perulans nova and
County of <u>Klamath 101711</u> }ss.	STATE OF OREGON, County of) ss.
Personally appeared the above named	each for himself and not one for the other, did say that the
and acknowledged the foregoing instru-	president and that the latter is the secretary of
Winnery act and deed.	and that the seal allized to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be- half of said corporation by suthority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Notary Sublic for Oregan E offy Somethission expires: 8/16/68	OFFICIAL Notary Public for Oregon My commission expires:
LH 2-2-2	1301 10 abroad best 100

GRANTOR'S NAME AND ADDRESS	STATE OF OREGON,
Lester J. Michael & Devi	STO TO STUDE ENLOY COUNTY of
Klamath Falls OR 97601	and no ment was received for record on the
GRANTEE	For in book
NAME "ADDRESS 7219	NECONDER'S USE file/reel number 10.) W00390 10 Record of Deeds of said county. Witness my hand and seal of b10 10 County affixed.
STAL AND STAL AND STAL	106 rist aidi
	Recording Officer
By James and a superior and and a superior	Deputy
MOUNTAIN TITLE	COMPANY INC.

MALLIE CARL STREETENT ALERS YR

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ter the constantine tertinette states in granter prist in the NIG CERECTION SUBJECT TO:

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

2. Conditions and restrictions, including the terms and provisions thereof, as contained in Deed from State of Oregon, by and through its State Highway Commission to Wilson Title & Abstract Co., Trustee, dated July 22, 1949, recorded June 9, 1950 in Volume 239, page 370, Deed Records of Klamath County, Oregon:

"The acceptance of this instrument by the grantee shall forever operate as a complete restriction of all rights of ingress and egress to and from all streets, lots, blocks and alleys abutting on property to which title is held by the grantor lying Southwesterly from the plat of Eldorado Addition between Eldorado Boulevard and Van Ness Avenue, as shown on said plat. This condition and restrictions shall run with the land and shall not be subject to modification, cancellation or destruction by adverse user or estoppel, no matter how long continued.

Reservations and restrictions including the terms and provisions thereof, 0 m. 10 - 10 3. in the dedication of Eldorado as follows:

"(1) The use of the lots designated in said area is restricted to one residence to each lot, such resident to contain not less than 720 square feet of foundation area, excluding garages or storage areas 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 of 1947; and retail business establishments not engaging in manufacturing and not using outside storage may occupy Blocks 2, 3, 4 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 15 also inclusive of Block 4; Lots 7 to 12 inclusive of Block 5, and Lots 1, 2, 3, 33, 34 and 35 of Block 8; (2) No septic tanks or cess pools 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; (3) Each lot shall be subject to its proportionate share, on a foot frontage basis of all lots directly affected by any such proposed improvement.

4. Easement, including the terms and provisions thereof, executed by Donald L. Sloan, et ux, to the California Oregon Power Company, a California corporation, dated November 28, 1950, recorded December 1, 1950 in Deed Volume 243, page 569, Records of Klamath County, Oregon.

5. Right of Way for transmission line, including the terms and provisions thereof, for Metropolitan Development Inc., to the California Oregon Power Company, dated October 17, 1956, recorded October 23, 1956 in Deed Volume 287, page 402, Records of Klamath County, Oregon.

6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided 9 13 ac Wand the stead which

therein. lession subditions the

Dated: July 13, 1961

Recorded: July 13, 1961 203, page 200, Deed Records of Klamath County, Oregon Volume: Amount: \$15,000.00

Mortgagor: Mack P. Jones and Marie Martin Jones, husband and wife Mortgagee: First National Bank of Oregon

The Grantees as they appear on the reverse of this deed, agree to assume said Mortgage and to pay said Mortgage in full.

STATE OF OREGON; COUNTY OF KLAMATH; .

Filed for record

this <u>7th</u> day of <u>May</u> A. D. 19<u>85</u> at^{12:07}o'clock^P M., and

duly recorded in Vol.______, of______ EVELYN BIEHN, County Clerk

Fee: \$9.00

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