

KNOW ALL MEN BY THESE PRESENTS, That OSCAR EITENEIER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JON ROBERT JONES and CAROL D. JONES, 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:

The Southerly 17 feet of Lot 31, all of Lot 30 and the Northerly 19 feet of Lot 29, all in Block 17, ELDORADO HEIGHTS, 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 \$ 60,000.00

Whereas, the actual consideration consists of the value of the property or other property or value given or promised which is the whole or part of the consideration indicated hereby (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 16th day of July, 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.

OSCAR EITENEIER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath

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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/89

Notary Public for Oregon

My commission expires:

Oscar Eiteneier

4161 #D Market Street NE  
Salem, OR 97301

GRANTOR'S NAME AND ADDRESS

Jon Robert Jones & Carol D. Jones

1911 Eldorado  
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 ) ss.

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.

Recording Officer

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

- continued from the reverse side of this deed -

11284

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
  2. Reservations as contained in plat dedication, to wit:  
 "Imposed for the benefit of the dedicator and purchasers from the dedicator, its and their successors in interest.  
 (1) Not more than one dwelling house shall be constructed on any lot in Eldorado Heights which structure shall be used for residential purposes only.  
 (2) No building shall be constructed closer than 20 feet to the street lines nor closer than 4 feet to the other lot lines.  
 (3) Easement is reserved along side and back lines of lots for the construction and maintenance of services such as sewers, water lines, telephone, and power lines.  
 (4) The cost of any dwelling house in Eldorado Heights shall not be less than the amount shown in the following schedule: \$1,000.00 minimum, applies to dwellings to be constructed in Block 26. \$1500.00 minimum applies to dwellings to be constructed in Blocks 1 to 6 inclusive and in the Northerly portion of Blocks 7, 8, and 9. \$2,000.00 minimum applies to dwelling to be constructed in Blocks 19, 20, 21, and 22 and in the Southerly portion of Blocks 10, 11, and 18. \$3,000.00 minimum shall apply to dwellings to be constructed in Blocks 12, 13, 14, 15, 16, 17, 23, 24, and 25 and the Northerly portion of Blocks 10, 11, and 18 and the Southerly portion of Blocks 7, 8, and 9.
  3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
 Dated: October 23, 1981  
 Recorded: October 23, 1981  
 Volume: M81, page 1856, Microfilm Records of Klamath County, Oregon  
 Amount: \$50,000.00  
 Mortgagor: Oscar Eiteneier and Juanita M. Eiteneier, husband and wife  
 Mortgagee: State of Oregon, Department of Veterans' Affairs
- The Grantees named herein hereby agree to assume and pay in full the above described Mortgage and further agree to hold the Grantor harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
 of July A.D., 19 85 at 10:53 o'clock A M., and duly recorded in Vol. M85  
 of Deeda on Page 11283  
 FEE: \$9.00  
 By Evelyn Biehn County Clerk  
Pam Smith