

55917

WARRANTY DEED

Vol. M85 Page 19594

KNOW ALL MEN BY THESE PRESENTS, That LOUIS H. GOTTSCH and MARGARET GOTTSCH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE J. HARVEY, 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 5, SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department for any applicable laws and regulations."

MOUNTAIN TITLE COMPANY INC.

(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 shown on the reverse of this deed and those of record and 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 \$ 54,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 20th day of NOVEMBER, 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)

Louis H. Gottsch

Margaret Gottsch

STATE OF OREGON,

County of Klamath

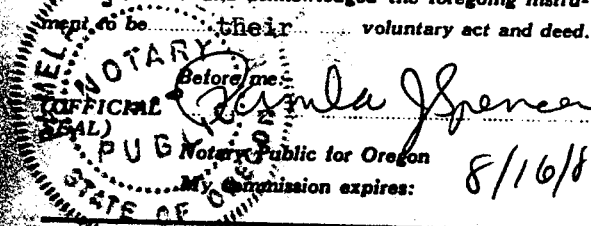
November 20, 1985

Personally appeared the above named

Louis H. Gottsch &

Margaret Gottsch

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



Personally appeared

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)

Notary Public for Oregon

My commission expires:

Louis H. & Margaret Gottsch

GRANTOR'S NAME AND ADDRESS

Lawrence J. Harvey

6275 Bryant St.

Klamath Falls OR 92601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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.

By

Recording Officer

Deputy

19595

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Reservations and restrictions, including the terms and provisions thereof, in deed from Anna E. Simmers, widow of A. J. Simmers, to Herman Lofdahl and W. E. Lofdahl, dated September 2, 1949, recorded September 28, 1949 in Volume 234, page 248, Deed Records of Klamath County, Oregon, to wit:
"Rights of way for irrigation and drainage ditches are hereby reserved and not more than two hogs shall be kept on said premises at any one time."
3. Reservations contained in plat dedication, to wit:
"(1) A 20 foot building setback line along the front and 15 foot building setback on the street sidelines of all lots as shown on the annexed plat;
(2) An 8 foot public utilities easement on the back of all lots as shown on the annexed plat, said easement to provide ingress and egress for construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owners, should said construction and maintenance damage them; (3) Additional restrictions as provided in recorded protective covenants."
4. Subject to a 20 foot building setback from Bryant Avenue as shown on dedicated plat.
5. Subject to an 8 foot utility easement over North lot line as shown on dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ November _____ A.D., 19 85 at 3:45 o'clock P M., and duly recorded in Vol. M85
of _____ Deeds _____ on Page 19594
FEE \$9.00
By Evelyn Biehn, _____ County Clerk
