

WARRANTY DEED

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57153

KNOW ALL MEN BY THESE PRESENTS, That SANDRA L. CONNORS, who acquired title as

SANDRA L. FOWLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY HOLLANDER, 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 18 in Block 9 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$1,500.00

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 brackets, if not applicable, should be deleted. See ORS 33.0307) 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 7 day of January, 1986; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE 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 TO VERIFY APPROVED USES.

Sandra L. Connors, who acquired title as Sandra L. Fowler

STATE OF OREGON, CALIFORNIA ) ss  
County of SONOMA )  
JANUARY 7 1986

STATE OF OREGON, County of 19

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

Personally appeared the above named SANDRA L. CONNORS

and acknowledged the foregoing instrument to be her voluntary act and deed

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.

(OFFICIAL SEAL)

Before me, Notary Public for Oregon  
My commission expires 2 27 87

Notary Public for Oregon  
My commission expires

(If executed by a corporation affix corporate seal)

Sandra L. Connors

GRANTOR'S NAME AND ADDRESS

Harry Hollander

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings  
2943 South Sixth Street  
Klamath Falls, Oregon 97603

NAME ADDRESS ZIP

Until a change is requested all notices shall be sent to the following address:

Same as listed above

NAME ADDRESS ZIP

STATE OF OREGON.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M. and recorded on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county Witness my hand and seal of County affixed

SPACE RESERVED FOR RECORDER'S USE

By

Deputy

SUBJECT:

1. The covenants as contained in plat dedication, to wit:  
 "The building restrictions of the R7½ Zone of the City of Klamath Falls is of the date of recording, covenants as shown on the plat dedicated to the City of Klamath Falls for regulation and placement of utilities, and easement to provide ingress and egress for construction and maintenance of said utilities, with any plat or structures placed thereon by the lot owner to be at his own risk, additional restrictions may be provided in any recorded protective covenants."

2. Covenants, conditions, restrictions and covenants, with building restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume 440, Page 14898, Microfilm Records of Klamath County, Oregon.

3. Subject to an 8 foot utility easement over easterly lot line as shown on dedicated plat.

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STATE OF OREGON COUNTY OF KLAMATH ss

Filed for record at request of \_\_\_\_\_ the 10th day  
 of January A.D. 19 36 at 3:32 o'clock P.M. and duly recorded in Vol 440  
 of Deeds on Page 596

FEE \$9.00

Evelyn Stein, County Clerk

By

*Ann Smith*