

MOUNTAIN TITLE COMPANY INC.

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JUDITH L. EVANS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRISTOPHER A. COOK and GAYLA M. COOK, 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 32, FIRST ADDITION TO MADISON PARK, 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 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."

# 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 \$ 37,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 25th day of February, 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.

(If executed by a corporation, affix corporate seal)

Judith L. Evans  
JUDITH L. EVANS

STATE OF OREGON,  
County of Marion } ss.  
February 25, 19 86

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_

Personally appeared the above named JUDITH L. EVANS, 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, \_\_\_\_\_, 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.

(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 6/3/87

(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Judith L. Evans  
4716 Paul Ct., NE.  
Salem, OR 97305  
GRANTOR'S NAME AND ADDRESS

Christopher A. Cook & Gayla M. Cook  
5925 Cheyenne  
Klamath Falls, OR  
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

SPACE RESERVED FOR RECORDER'S USE

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.

By \_\_\_\_\_ Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

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. A 20 foot building setback line from Cheyne Avenue, as shown on dedicated plat.
3. Reservations as contained in plat dedication, to wit:  
 "Reserve easements for utilities such as power, telephone, household water and sewer lines, on five foot strips of land along the rear ends of lots, or along or adjacent to lot lines where necessary for public health and safety, and that we do hereby declare this plat to be subject to the following conditions: (1) The use of lots platted herein, is for residential purposes only, and is limited to one residential building per lot; (2) Architectural standards shall be no less than the minimum requirements defined by the National Housing Authority specifications for one living unit; (3) Minimum foundation areas, not including garage or storage space, shall be as follows: one-story residences-1200 square feet, one and one-half or two story residences - 800 square feet; (4) Residences shall not be built closer than 20 feet from the street lines nor closer than six feet from the side lines of the lots; (5) Septic tanks shall conform to the specifications for such provided by the State Board of Health; (6) Whenever incorporated into a city or annexed to an incorporated city, all zoning and building regulations of said city, shall have full effect in this subdivision."
4. 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: April 30, 1976  
 Recorded: April 30, 1976  
 Volume: M76, page 6446, Microfilm Records of Klamath County, Oregon  
 Amount: \$26,600.00  
 Mortgagor: Gerald Ray Howard and Yvonne Howard, husband and wife  
 Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (M41971)

The Mortgagor's interest in said Mortgage was assumed by Judith L. Evans by Assumption Agreement,  
 Recorded: May 30, 1984  
 Volume: M84, page 9037, Microfilm Records of Klamath County, Oregon

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Mortgage as of the date of this deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
 of February A.D., 19 86 at 4:13 o'clock P M., and duly recorded in Vol. M86  
 of Deeds on Page 3293

FEE \$9.00

Evelyn Biehn, County Clerk  
 By Ram Smith