

OK
038858661

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HELEN M. LUKES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD H. ARNOLD and MERRILL H. ARNOLD, 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 20 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(continued on reverse side of document)

(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 those of record as of the date of this deed and those shown on the reverse side of this document,

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$48,000.00. 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 ①, 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 24 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.

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.

Helen M. Lukes
Helen M. Lukes

STATE OF OREGON,

County of Klamath

ss. Feb 26, 1986

Personally appeared the above named Helen M. Lukes

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

Before me, Stephene J. Winter

Notary Public for Oregon

My commission expires: 6-16-88

STATE OF OREGON, County of

ss. 19

Personally appeared

and 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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Helen M. Lukes

GRANTOR'S NAME AND ADDRESS

Donald H. & Merrill H. Arnold
6320 Sage Way
Klamath Falls, OR 97601

After recording return to:

Klamath 1st Federal
540 Main St
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Arnolds c/o Klamath 1st Fed
540 Main St
Klamath Falls, OR 97601

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 in book/reel/volume No. on page

or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Subject to reservations and restrictions as contained in Deed recorded November 1, 1960 in Volume 325 at page 151, Deed Records of Klamath County, Oregon, wherein Moyina Heights, a co-partnership, grantor and George F. Crain et ux, grantee.
3. Subject to a 30 foot building setback from Sage Way as shown on dedicated plat.
4. Reservations, restrictions and easements as contained in plat dedication, to wit:
 "Subject to the following conditions: (1) The use of land 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 of residences not including garage or storage space, shall be as follows: One story residence 1200 square feet; one and one-half or two story residences, 800 square feet. Total height of a building is limited to 10 feet above the top of the foundation; (4) Residences shall not be built closer than thirty feet to the street lines nor closer than five feet to side lines of the lots; (5) Septic tanks shall conform to the specifications for such provided by the State Board of Health; (6) Pets or livestock, other than strictly house pets, shall not be kept or housed on the property; (7) No fences or barricades are ever to be erected on lots between the building set-back line and the street."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
 of February A.D., 19 86 at 8:34 o'clock A M., and duly recorded in Vol. M86
 of Deeds on Page 3359

FEE \$9.00

Evelyn Biehn, County Clerk
 By Pam Smith