

59550

BARGAIN AND SALE DEED

Vol. 1480

Page

4935

KNOW ALL MEN BY THESE PRESENTS, That EUNICE G. DAHM

hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES M. DAHM and EUNICE G. DAHM

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 10, Block 2, TRACT NO. 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Free from any 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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0

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 6th day of March, 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 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.

(If the signer of the above is a corporation, then it is the name of the corporation's authorized signatory.)

STATE OF OREGON,

County of Klamath

The foregoing instrument was acknowledged before me this

March 6, 1986, by

Eunice G. Dahm and James M. Dahm

and

James M. Dahm

Notary Public for Oregon

My commission expires 11-3-86

STATE OF OREGON, County of ) ss.

The foregoing instrument was acknowledged before me this

19 , by

president, and by

secretary of

corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

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

Eunice G. Dahm  
4316 El Cerrito Way  
Klamath Falls, OR 97601

Eunice G. Dahm and James M. Dahm  
4316 El Cerrito Way  
Klamath Falls, OR 97601

Richard N. Belcher  
601 Main Street, Suite 204  
Klamath Falls, OR 97601

Eunice G. Dahm  
4316 El Cerrito Way  
Klamath Falls, OR 97601

- continued from the reverse side of this deed -

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. Assessment, if any, due to the City of Klamath Falls for water use.
3. Subject to a 20 foot utility easement over West lot line as shown on dedicated plat.
4. Subject to a 25 foot building setback from El Cerrito Way, as shown on dedicated plat.
5. Subject to a 10 foot public walkway lying between Lots 9 and 10, Block 2, as shown on dedicated plat.
6. Reservations as contained in plat dedication, to wit:  
"Subject to: (1) Easements for future public utilities as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities; (2) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (3) All easements and reservations of record, applicable to zoning requirements and additional restrictions as provided in any recorded protective covenants."
7. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 13, 1976 in Volume M76, page 14336, Microfilm Records of Klamath County, Oregon.
8. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Village Lighting District.
9. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,  
Dated: June 8, 1979  
Recorded: June 8, 1979  
Volume: M79, page 14379, Microfilm Records of Klamath County, Oregon  
Amount: \$48,000.00  
Grantor: John S. McComb and Marilyn L. McComb, husband and wife  
Trustee: William Slesore  
Beneficiary: Klamath First Federal Savings and Loan Association

STATE OF OREGON (COUNTY OF KLAMATH)

Filed for record at request of \_\_\_\_\_ the 25th day  
of March 1986 at 3:39 o'clock P. M. and duly recorded in Vol. M86  
of \_\_\_\_\_ at \_\_\_\_\_ on Page 4935  
By Evelyn Biehn, County Clerk  
By [Signature]

FILE \$14.00