

61242

KNOW ALL MEN BY THESE PRESENTS, That MURIEL M. O'CONNOR, who acquired title as Muriel Vandenberg hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHYLLIS R. MAY 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 1, Block 1, FIRST ADDITION TO LOMA LINDA HEIGHTS, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

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, and that if any, as of the date of this deed 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 \$ 14,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). If 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 9th day of May, 19 86, 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.

Muriel M. O'Connor
Muriel M. O'Connor

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
5/9, 19 86

Personally appeared the above named
Muriel M. O'Connor

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

Notary Public for Oregon
My Commission expires: 8/16/88

STATE OF OREGON, County of _____) ss.
_____, 19 _____

Personally appeared _____ and _____ 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:

Muriel M. O'Connor

GRANTOR'S NAME AND ADDRESS

Phyllis R. May
2918 Front St
Klamath Falls, OR 97601

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, } ss.

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 _____ on page _____ or as file/reel number _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

8058

8058

8058

SUBJECT TO:

1. Reservations, restrictions and easements as contained in plat dedication, to wit:
"Subject to the following restrictions: a 20 foot building set-back line on all streets, public utilities easements as shown on annexed plat, an easement over and across Lots 9 thru 14 incl., Block 1 as may be necessary for future sanitary sewers; additional restrictions as provided in the recorded protective covenants."
2. Subject to a 20 foot building setback from Loma Drive and Linda Vista Drive, as shown on dedicated plat.
3. Declarations of Conditions and Restrictions, including the terms and provisions thereof,
Dated: August 14, 1964
Recorded: August 17, 1964
Volume: 355, page 361, Microfilm Records of Klamath County, Oregon
4. Subject to a 16 foot utility easement along North lot line as shown on dedicated plat.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 9th day of May A.D. 19 86
at 1:48 o'clock P M. and duly recorded
in Vol. m86 of Deeds Page 8057
By Evelyn Biehn County Clerk
Fee, \$14.00
[Signature]
Deputy.

