

61370

MOUNTAIN TITLE COMPANY

Vol. 188 Page 8273

**KNOW ALL MEN BY THESE PRESENTS**, That **WILLAMETTE SAVINGS AND LOAN ASSOCIATION**, a division of American Savings and Loan Association, a Utah corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **PHILIP H. FRITZ** and **ROZANNE L. FRITZ**, 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:

See legal description as it appears on the reverse of this deed.



## 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 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 \$ **45,700.00**.  
~~However, the actual consideration consists of or includes other property or value given or promised which is 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 **13th** 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 **WILLAMETTE SAVINGS & LOAN ASSOCIATION**

By: **Rob Buerk**  
 Rob Buerk, REO Department Manager

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_ ss.

19 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

STATE OF OREGON, County of **Lane** ss.

**May 13th**, 1986

Personally appeared **Rob Buerk** and

who, being duly sworn, each for himself and not one for the other, did say that the former is the **REO Dept. Manager** and that the latter is the **secretary of Willamette**

**Savings & Loan Association**, 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:

Notary Public for Oregon

My commission expires: \_\_\_\_\_

**Rhonda J. Farrell**  
 RHONDA J. FARRELL  
 NOTARY PUBLIC - OREGON

My Commission Expires **4-13-90**  
 STATE OF OREGON

**Willamette Savings & Loan Association**

GRANTOR'S NAME AND ADDRESS

**Philip H. Fritz and Rozanne L. Fritz**  
**P.O. Box 1365**  
**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

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.

Recording Officer

By \_\_\_\_\_ Deputy

MOUNTAIN TITLE COMPANY

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1986 MAY 14 PM 1:40

8274

A parcel of land situated in Lot 4, Block 6, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 4, Block 6, said point being South 00°02'50" East 252.56 feet from the Northwest corner of Lot 4, Block 6; thence from said point of beginning North 89°45'26" East 345.00 feet to a point on the East line of Lot 4, Block 6; thence South 00°02'50" East 190.04 feet along the East line of said Lot 4, Block 6 to a point; thence South 89°46'26" West 345.00 feet to a point on the West line of Lot 4, Block 6; thence North 00°02'50" West 189.94 feet along the West line to the point of beginning.

SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication, to wit: "said plat subject to: (1) public utilities easement as shown on the annexed plat; (2) Building setback lines as shown on the annexed plat; (3) Drain easements as shown on the annexed plat; (4) Additional restrictions as provided in any recorded protective covenants."
2. Declaration of Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 3, 1978 in Volume M78, page 14229, Microfilm Records of Klamath County, Oregon.
3. A 45 foot building setback line along West and North lot lines as shown on dedicated plat.
4. An 8 foot utility easement along the South lot line as shown on dedicated plat.
5. Well Agreement and Easement, including the terms and provisions thereof, as set forth in Deeds from Edward J. Shipsey to Marjorie J. Rambo dated September 18, 1979 and recorded September 20, 1979 in Volume M79, page 22402, and 22403, as follows:

"An undivided one-third (1/3) interest in that well, pump and pumphouse located on Parcel 2, Lot 4, Block 6, TRACT 1083, Cedar Trails, situated in Section 20, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, along with access to said well from Parcel 2, Lot 4, Block 6, for the purpose of establishing a pipeline and for the purpose of maintaining said pipelines, said one-third interest to the above described well and the above described easement shall be for the benefit of Parcel 3, Lot 4, Block 6, Tract 1083, Cedar Trails and shall run with the land. Also said one-third interest and easement described herein shall be contingent upon the resident of said Parcel 3, Lot 4, Block 6, whoever he or she may be, contributing to one-third of the cost of repairing, maintaining and operating said well, pump and pumphouse, and it is meant by this conveyance that all subsequent purchasers of said Parcel 3, shall be bound by the terms of this conveyance, and that their rights in said well, pump, pumphouse and easement shall be contingent upon their so sharing in the expense described therein."
6. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 14th day  
of May A.D., 19 86 at 1:40 o'clock P M., and duly recorded in Vol. M86  
of Deeds on Page 8273

FEE \$14.00

Evelyn Biehn, County Clerk  
By [Signature]