

09-42229 1472 16588

FORM No. 632-WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

OK

62274

WARRANTY DEED

Vol. M86 Page 9851

KNOW ALL MEN BY THESE PRESENTS, That RAYMOND R. DAFFER and RUBY J. DAFFER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAE HANSON, 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 25 in DE BIRK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

8200

(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 of this document and those apparent upon the land as of the date of this conveyance,

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 \$ 43,500.00. 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 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 6 day of June, 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.

Raymond R. Daffer  
Raymond R. Daffer  
Ruby J. Daffer  
Ruby J. Daffer

STATE OF OREGON, }  
County of Klamath } ss.  
June 6, 19 86

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

Personally appeared the above named Raymond R. Daffer and Ruby J. Daffer

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 \_\_\_\_\_

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

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: [Signature]  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 10-13-86

Before me: \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings and Loan  
2943 South Sixth Street  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

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

Same as listed above

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/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

SPACE RESERVED FOR RECORDER'S USE

Fee \$14.00

By Evelyn Blehn,  
County Clerk  
on Page 9852  
M, and duly recorded in Vol. 1886  
the 6th day

STATE OF OREGON: COUNTY OF KLAMATH: ss.

6. Conditions and Restrictions, including the terms and provisions thereof, recorded in Volume 301, page 56, Records of Klamath County, Oregon and modified in Volume 319 at page 246, Records of Klamath County, Oregon.

1. The premises herein described are within and subject to the statutory powers, including the power of assessment of, South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment of, Klamath Irrigation District.
3. Subject to a 20 foot building setback from Barry Avenue as shown on dedicated plat.
4. Subject to an irrigation easement over North lot line as shown on dedicated plat.
5. Reservations and restrictions as contained in plat dedication, to wit:  
"hereby dedicate, donate and convey to the public, for public use forever, the owners, perpetual rights to use of all irrigation ditches shown on the plat for irrigation of lots, and do hereby grant public easements for an eight foot easement along the back of all lots and a three foot easement along the side line of all lots for future sanitary sewers and public utilities, said easements to provide ingress and egress for construction and any plantings being placed thereon at the risk of the owner, and said easements to be of ten foot width along the West side of lots 13 and 14 and along the East side of lot 26 for sanitary sewer mainline use, and that we do declare this plat to be subject to the following conditions:  
1. A 20 foot building setback line as shown. 2. The use of the land platted herein is for residential purposes only and is limited to one residential building per lot. 3. Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority specifications. 4. There shall be a minimum foundation area of 850 square feet for one story residences not including garages or storage space. 5. The owners of the land in this subdivision, their heirs and assigns in whom title may be vested, shall always at their own expense properly maintain and operate such irrigation system. 6. The Klamath Irrigation District, its successors and assigns and the United States, person, firm or corporation operating the irrigation works of the Klamath Irrigation District, shall never be liable for damage caused by improper construction, operation or care of such system, or for lack of sufficient water for irrigation, liability of the operators of the Klamath Irrigation District being limited to furnishing water at established outlets of the K.I.D. lateral."
6. Conditions and Restrictions, including the terms and provisions thereof, recorded in Volume 301, page 56, Records of Klamath County, Oregon and modified in Volume 319 at page 246, Records of Klamath County, Oregon.

9852