09-42240 FORM No. 633 Y DEED (Individual or Corporate). PI MTC - ICU30 63091 KNOW ALL MEN BY THESE PRESENTS, That Bradley Craig Lewis and Nelda Lee Lewis hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Marjorie H. King the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's hereinafter called assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-pertaining, situated in the County of Klamalh and State of Oregon, described as follows, to-wit: pertaining, situated in the County of Klamath Lot 6 in Block 13 of TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official nlat thereof on file in the office of the County Clerk of Klamath Lot 6 in Block 13 of TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, according the official plat thereof on file in the office of the County Clerk of Klamath County. Oregon. , hereinafter called To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said granter hereby covenants to and with said grantee and grantee's heirs, successors and assigns forever. To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns to rever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that is lawfully seized in the simple of the above granted premises, free from all encumbrances except as noted And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that 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 said that and demands of all nersons whomsnever, excent those claiming under the above described encumbrances. 2 grantor will warrant and torever defend the said premises and every part and parcel thereof against the and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration haid for this transfer stated in terms of dollars is \$ 57,000. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 57,000.00 The true and actual consideration paid for this transfer, stated in terms of dollars, is $\$ (2/3) \cup (0) \cup (0)$ OHowever, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) O (The contains hadwang the symbole O if not applicable should be deleted See ORS of OR) [©]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 [®], it not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the nhural and all grammatical defined. The Consideration (indicate which). (The sentence between the symbols (), it 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 es shall be implied to make the provisions hereof apply equally to corporations and to individuals. In construing this deed and where the context so requires, the singular includes the plural and all changes shall be implied to make the provisions hereof apply equally to corporations and to individual and In Witness Whereof, the grantor has executed this instrument this TITH day of June if a cornorate grantor, it has caused its name to be signed and seal affired by its officers duly authorize In Witness Whereot, the grantor has executed this instrument this \checkmark 11 day of \circ une 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. OTGET OF ITS DUATE OF DIFECTORS. THIS INSTRUMENT WILL NOT ALLOW USE: OF THE PROPERTY DE-SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON ACQUIR: NG FEE TITLE TO PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY THE COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. Craff Lewis STATE OF OREGON, Neila Lee Lewis Servis County of Klamath June 27, 19.86 STATE OF OREGON, County of. \$2. and the second ersonally appeared the above named Bradley Craig Lenis and Nelda Pere Personally appeared . ., 19 Lee Lewis) ss. each for himself and not one for the other, did say that the former is the ment to be t to be Cherry acknowledged the foregoing instru-voluntary act and deed. President and that the latter is the and that the seal affixed to the foregoing instrument is ", a corporation, of said corporation and that said instrument was signed and sealed in the half of said corporation by authority of its board of directors; and each of Before me: Before me: (OFFICIAL Series Designed) Notary Public for Oregon Viller My commission expires: 10-13-86 Notary Public for Oregon -Bradley_Craig_and_Nelda_Lee_Lewis_ My commission expires: (OFFICIAL SEAL) (if executed by a corporation, affix corporate sealj GRANTOR'S NAME AND ADDRESS Marjorie H. King STATE OF OREGON, County of . GRANTEE'S NAME AND ADDRESS recerding return for I certify that the within instru--88. KEFSAL P.O. BOX 3370 ment was received for record on the SPACE RESERVED Klamith FAIR-OR ATTER at . o'elock M., and recorded in book/rect/volume No..... FOR RECORDER'S USE age is requested all tax statements shall be sent to the following address. Page or as fee/file/instrument/microfilm/reception No..... - on Record of Deeds of said county. Witness my hand and seal of County affixed. NAME, ADDREES, ZIP NAME ------By TITLE and that to Deputy

-COID

SUBJECT TO: 1. The premises herein described are within and subject to the statutory powers, including the power of assessment of, Sunset Lighting District. 11295 The premises herein described are within and subject to the statutory powers, including the power of assessment of, South Suburban Sanitary District. 3. The premises herein described are within and subject to the statutory powers, including the power of assessment of, Enterprise Irrigation District. 4. Subject to a 25 foot building setback from Rio Vista Way and a 20 foot building setback from Orinda Drive as shown on dedicated plat. 5. Subject to an 8 foot easement over Easterly lot line as shown on dedicated plat. Restrictions as contained in plat dedication, to wit: Restrictions as contained in Pier dedication, to with "Subject to: (1) Easements for future public utilities, irrigation and drainage a short of the energy plat compare to provide increase and excess for construcas shown on the annexed plat, easements to provide ingress and egress for construc-tion and maintanance of said utilities irrigation and drainage: (2) No changes as shown on the annexed plat, easements to provide ingress and egress for constru-tion and maintenance of said utilities, irrigation and drainage; (2) No changes will be made in the present invigation and/or instruction ditabase without the consent of will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns; (3) A 25 foot the threeperse integration product, its successors of assigns, (s) a 25 four building setvack line on the front of all lots and a 20 foot building setback line along side street lines. (4) All assembnts and recordening of record and line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants. 7. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and 7. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and restrictions thereof, recorded June 29, 1973 in Volume M73, page 8283, Microfilm Records of Klamath County Oregon. STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of SS.

9444-40

01	June	A.D., 19 86 at 3117	
FEE	\$14.00	of Deeds o'clock P M., and duly recorded in Vol Voc	_ day
		Evelyn Biehn, County Clerk	2