

KNOW ALL MEN BY THESE PRESENTS, That **EQUITABLE RELOCATION MANAGEMENT CORPORATION**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **Arnold W. Torrigino and Florence Abend-Torrigno, 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:

Lot 4 of **MARINA PARK**, 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, if any, as of the date of this deed, and that 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 \$ **82,750.00**. 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 @, if not applicable, should be deleted. See ORS 99.030.)

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 **29** day of July, 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.

(If executed by a corporation, affix corporate seal)

Equitable Relocation Management Corporation
By: **Douglas R. Gallagher**
Douglas R. Gallagher
Texas

STATE OF OREGON, County of **DALLAS**, 1986

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the **ADMINISTRATIVE VICE** 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:

Notary Public for **Oregon** Texas
My commission expires:

Public for the State of Texas
at large. My commission expires: **8/13/89**

Equitable-Relocation

GRANTOR'S NAME AND ADDRESS

Florence Torrigino
2318 Marina Drive
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording re:

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,

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.

Recording Officer

By _____ Deputy

13798

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Subject to easements and release of damages relative to raising and/or lowering the waters of Upper Klamath Lake, including the terms and provisions thereof, granted to The California Oregon Power Company by instruments recorded September 9, 1925 in Deed Volume 68, page 277 through 282, inclusive, and recorded September 29, 1935 in Deed Volume 105, page 226 through 231, inclusive, Deed Records of Klamath County, Oregon.
3. Reservations, restrictions and easements as contained in plat dedication, to wit:
 "Dedicate, donate and convey unto the public for public use forever, all streets, drives, etc., shown on said plat, and that we do hereby grant public easements for sewer lines and other public utilities along the rear 10 feet of all lots and across the edges of lots near the lot lines where necessary for public health and welfare; and that we do hereby declare this plat to be subject to the following conditions: (1) The use of the land platted herein is for residential purposes only; (2) Architectural standards shall be no less than the minimum requirements defined by the National Housing Authority specifications for one living unit; (3) Minimum foundation areas of residences, not including garage or storage space shall be as follows: one story residences, 1200 square feet; one and one-half or two story residences, 1000 square feet; (4) Lots 9 to 17 inclusive, are restricted to residences of one story with 3/12 roof pitch; (5) Residences shall not be built closer than 20 feet to the street lines, nor closer than 10 feet to the sidelines of the lot; (6) Septic tanks shall conform to the specifications for such provided by the State Sanitary Authority; (7) Pets or livestock other than strictly house pets, shall not be kept or housed on the property; (8) Each lot is limited to one residential building."
4. Subject to a 20 foot building setback from Marina Drive, as shown on the correction plat of Marina Park.
5. Subject to the liens and assessments of the Marina Park Homeowners Association.
6. 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: July 18, 1979
 Recorded: July 20, 1979
 Volume: M79, page 17260, Microfilm Records of Klamath County, Oregon
 Amount: \$70,900.00
 Grantor: Forrest R. Carter and Judie Ann Carter, husband and wife
 Trustee: William Sisemore
 Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees appearing on the reverse of this deed agree to assume said Trust Deed and to pay said Trust Deed in full, and further agree to hold seller harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of August A.D., 19 86 at 1:40 o'clock P M., and duly recorded in Vol. M86
 of Deeds on Page 13797

FEE \$14.00

Evelyn Biehn,
 By _____

County Clerk

[Signature]