

65174

WARRANTY DEED

MTC-100187

Vol. 1000

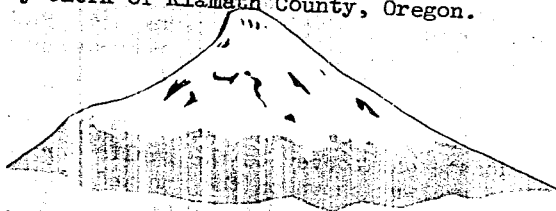
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KNOW ALL MEN BY THESE PRESENTS, That

RAYMOND B. DIRSCHL and SANDRA H. DIRSCHL

husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TWILA M. DEETER
 and Carol J. Pitzer, not as tenants in common but with the right of survivorship, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 14 in Block 1 of CASA MANANA, 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 \$ 43,000.00
 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 @, if not applicable, should be deleted. See ORS 93.036.)

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 20th day of August, 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)

STATE OF OREGON,

County of Klamath

8/20, 1986.

Personally appeared the above named

Raymond B. Dirschl & Sandra H. Dirschl.

S and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

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

STATE OF OREGON, County of

Personally appeared

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 that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half 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:

RAYMOND B. DIRSCHL & SANDRA H. DIRSCHL

GRANTOR'S NAME AND ADDRESS

TWILA M. DEETER

5710 Alva

Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

GRANTEE

5710 Alva

Klamath Falls, OR 97601

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 instru-
 ment was received for record on the
 day of 1986,

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.

By

Recording Officer
Deputy

15229

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Reservations and easements, including the terms and provisions thereof, as set forth in instrument dated September 27, 1946 and recorded August 11, 1950 in Volume 241 at page 192, Deed Records of Klamath County, Oregon.
4. Reservations, restrictions and easements in plat dedication, to wit:
 "Hereby dedicate, donate and convey to the public for public use forever, the streets, avenues and walkway shown on the annexed plat; said plat being subject to building set-back along all streets and avenues as shown on the annexed plat; a five foot side line set-back along all lots and an easement along the back of all lots as shown on the annexed plat for present and future public utilities, drainage and perpetual right-of-way for ditches to convey irrigation water as shown on the annexed plat; said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and planting being placed thereon at the risk of the owners. AND, this plat is approved subject to the following conditions: 1. 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. 2. The Enterprise Irrigation District its successors and assigns, and the United States, person, firm or corporation operating the irrigation works of the Enterprise 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 being limited to furnishing water at established outlets of the USBR lateral."
5. Subject to a 20 foot building setback from Alva Avenue as shown on dedicated plat.
6. Subject to a 15 foot easement along South lot line as shown on dedicated plat.
7. Subject to conditions and restrictions, including the terms and provisions thereof, as contained in that certain Declaration recorded May 10, 1963 in Book 14 at page 480, Miscellaneous Records of Klamath County, Oregon.

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

on this 25th day of August A.D., 19 86
 at 11:43 o'clock A M. and duly recorded
 in Vol. M86 of Deeds Page 15228

Evelyn Biehn, County Clerk

By [Signature]

Deputy.

Fee, \$14.00