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Vol 187 Page 10435

Until a change is requested, all tax statements shall be sent to the following address: MTC 18133-P

GREGORY A. VANCE & PATRICIA J. VANCE
6304 Juniper Way, Klamath Falls, OR 97603

WARRANTY DEED

BILL AND SALLY THAYER FAMILY 1982 REVOCABLE TRUST, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto RICHARD LEE HUNSAKER and SANDRA L. BRAY, hereinafter referred to as Grantees, their heirs, successors and assigns, as tenants in common, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

The Easterly 70 feet of Lot 41 and the Westerly 30 feet of Lot 40 of Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Rules, regulations and assessments of South Suburban Sanitary District.

(2) Reservations and restrictions in the dedication of Moyina, as follows: "...hereby grant public easements for sewer lines and other public utilities along the rear 10 feet of all lots and across edges of lots near 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 land platted herein is for residential purposes only and is limited to one residential building per lot; (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 residence, 1200 square feet; one and one-half or two story residence, 800 square feet; total height of a building is limited to 18 feet above the top of the foundation; (4) Residence shall not be built closer than 30 feet to the street lines nor closer than 5 feet to side lines of the lots; (5) Septic tanks shall conform to the specifications for such provided by the State Board of Health; (6) Pets or livestock, other than strictly house pets, shall not be kept or housed on the property; (7) No fences or barricades are ever to be erected on lots between the building set back line and the street."

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantees, their heirs, successors and assigns, that it is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantor will

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warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer is \$69,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23 day of July, 1984.

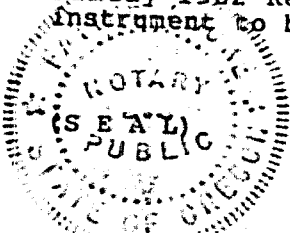
W. B. Thayer Trustee
W. B. Thayer, trustee

Sally Thayer Trustee
Sally Thayer, trustee

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 23rd day of July, 1984, personally appeared the above-named W. B. THAYER and SALLY THAYER, being trustees under that certain trust entitled "Bill and Sally Thayer Family 1982 Revocable Trust", and acknowledged the foregoing instrument to be their voluntary act and deed.

Faythe Moore
Notary Public for Oregon
My Commission Expires: 8/27/87



AFTER RECORDING, RETURN TO:

Mountain Title Co.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 16th day of June A.D. 19 87 at 3:51 o'clock P M., and duly recorded in Vol. M87, of Deeds on Page 10435.

FEE \$14.00

EVELYN BIEHN County Clerk
By Bernetha A. Schuch