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MTC-126102

KNOW ALL MEN BY THESE PRESENTS, That
Harry L. Mauch and Carol E. Mauch, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Jeanne L. Crume, 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:

The Southeasterly rectangular 41 feet of Lot 7 and the Northwesterly
rectangular 24 feet of Lot 8, Block 10, ELDORADO, an addition to the
City of Klamath Falls, 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
set forth on the reverse of this deed and the attachment and those apparent
upon the land, if any, as of the date of this deed.
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 \$ 41,000.00
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 93.030.)
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 28th day of August, 19 87,
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, } ss.
County of Klamath
August 28, 19 87.

Personally appeared the above named
Harry L. Mauch and
Carol E. Mauch

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/13/89

STATE OF OREGON, County of _____, 19 _____ ss.

Personally appeared _____, 19 _____ 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 _____, 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 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Harry L. Mauch and Carol E. Mauch

GRANTOR'S NAME AND ADDRESS
Jeanne L. Crume
184 Dahlia
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

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, } ss.

County of _____
I certify that the within instru-
ment 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.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer
Deputy
By _____

1. Taxes for the fiscal year 1987-1988, a lien, not yet due and payable.
2. Conditions and restrictions, subject to the terms and provisions thereof, as contained in Deed from State of Oregon, by and through its State Highway Commission To Wilson Title & Abstract Co., Trustee, dated July 22, 1949, recorded June 9, 1950 in Volume 239, page 370, Deed Records of Klamath County, Oregon, as follows:
 "The acceptance of this instrument by the grantee shall forever operate as a complete restriction of all rights of ingress and egress to and from all streets, lots, blocks and alleys abutting on property to which title is held by grantor lying Southwesterly from the plat of Eldorado Addition between Eldorado Boulevard and Van Ness avenue as shown on said plat. This condition and restrictions shall run with the land and shall not be subject to modification, cancellation or destruction by adverse user or estoppel, no matter how long continued."
3. Reservations and restrictions, subject to the terms and provisions thereof, in the dedication of Eldorado, as follows:
 "(1) The use of the lots designated in said area is restricted to one residence to each lot, such residence to contain not less than 720 square feet of foundation area, excluding garages or storage areas, to be so constructed and of an architectural standard not less than those minimum defined by the National Housing Agency, Federal housing Administration, Portland, Oregon Office, for properties of one or two living units located in the district covered by the Portland Insuring Office as set out in F.H.A. Form No. 2277, Revised April of 1947; and retail business establishments not engaging in manufacturing and not using outside storage may occupy Blocks 2, 3, 4 and 7; and multiple dwellings constructed in accordance with the above mentioned minimums may occupy Lots 7 to 9 inclusive, of Block 1; Lots 11 to 15 also inclusive, of Block 4; Lots 7 to 12 inclusive, of Block 5, and Lots 1, 2, 3, 33, 34 and 35 of Block 8 using outside storage may occupy Blocks 2, 3, 4 and 7; and multiple dwellings constructed in accordance with the above mentioned minimums may occupy Lots 7 to 9 inclusive, of Block 1; Lots 11 to 15 also inclusive, of Block 4; Lots 7 to 12 inclusive, of Block 5, and Lots 1, 2, 3, 33, 34 and 35 of Block 8. (2) No septic tanks or cess pools shall be constructed within the area and the undersigned dedicators reserve the right to construct and maintain sewers or other utilities over, in and through the entire area, as may seem to said dedicators necessary or proper for public health, convenience and safety.
 (3) Each lot shall be subject to its proportionate share, on a foot frontage basis of all lots directly affected by any such proposed improvement."
4. Easement, subject to the terms and provisions thereof, executed by Donald L. Sloan, et ux, to The California Oregon Power Company, a California corporation, dated November 28, 1950, recorded December 1, 1950 in Deed Volume 243, page 569, Records of Klamath County, Oregon.
5. Right of way for transmission line, subject to the terms and provisions thereof, for Metropolitan Development Inc. to The California Oregon Power Company, dated October 17, 1956, recorded October 23, 1956, in Deed Volume 287, page 402, Records of Klamath County, Oregon.

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6. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;
Dated: March 15, 1978
Recorded: March 17, 1978
Volume: M78, page 5142, Microfilm Records of Klamath County, Oregon
Amount: \$29,200.00
Grantor: Virgil L. Stanger and Linley M. Stanger, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings & Loan Association
Loan No. 01-11106

The beneficial interest under said Trust Deed was assigned by instrument;
Recorded: September 28, 1981
Volume: M81, page 17273, Microfilm Records of Klamath County, Oregon
To: Jackson County Federal Savings & Loan Assoc.
SAID DEED OF TRUST JEANNE L. CRUME AGREES TO ASSUME AND PAY.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Company
on this 28th day of August A.D., 19 87
at 4:30 o'clock P M. and duly recorded
in Vol. M87 of Deeds Page 15663
Evelyn Biehn, County Clerk
By [Signature]
Deputy.

Fee, \$18.00