

OK

80840

WARRANTY DEED

Vol. M87

Page 19341

KNOW ALL MEN BY THESE PRESENTS, That

Gerald R Clark

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gerald R Clark
& Barbara A Clark husband's 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached legal description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$ none.
 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 23 day of October, 1987;
 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.

Gerald R. Clark

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 ACQUIRING FEE TITLE TO THE
 PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR
 COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,)
 County of Klamath) ss.
October 23, 1987.

Personally appeared the above named

Gerald R. Clark

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

(OFFICIAL
SEAL)

Gerald A. Hagen

Notary Public for Oregon

My commission expires: 2-17-88

STATE OF OREGON, County of _____) ss.

Personally appeared _____ 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gerald & Barbara Clark
 2771 Eastmourt
 Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

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/reel/volume No. _____ on

page _____ or as fee/file/instru-

ment/microfilm/reception No. _____,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

87 OCT 23 PM 4 19

19342

"EXHIBIT A"

"Lot 7 in Block 3, EASTMOUNT ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

Reservations and restrictions as contained in plat dedication, to-wit: 'Do hereby grant public easements over all lots for future sewer or utilities as needed for public health and welfare where shown on the plat hereon. Further that the sale of the lots shown hereon is subject to the following restrictions: (1) No building shall be erected within twenty feet of the front property line nor within five feet of any other property line; (2) Not more than one dwelling shall be erected on any single lot; (3) No building erected on these premises shall be more than one story high; (4) Homes shall be single family dwellings only of not less than one-thousand square feet of floor space (exclusive of garage) and all outbuildings shall be architecturally similar to the main building on any particular lot; (5) No trailer, tent, shack, basement, garage, barn or outbuilding erected or placed on these premises shall at any time be used for residential purposes, either temporarily or permanently, nor shall any residence of a temporary nature be constructed; (6) No fence or wall shall ever be erected on said premises which shall be greater in height than three feet in the front of the dwelling and front twenty feet of the sides or six feet in the rear and remaining sides; (7) No noxious or offensive trade or business shall be carried on upon any lot, nor shall anything be done thereon which may be, or become a nuisance or annoyance to the neighborhood; (8) All waste and sewage from the dwelling or other structures on said premises shall be taken care of and disposed by a septic tank connected to a tile disposal field, both of approved size, type, location and construction, or by a public sanitary sewer system when such shall become available. All individual sewage disposal installations shall be approved by the County or City health department, whichever shall have jurisdiction; (9) The individual owners of the various lots shall be responsible for the operation and maintenance of the existing irrigation ditches.'

Subject to the following conditions: (1) The owners of Eastmount and their heirs and assigns, shall forever be responsible for the delivery of water from established outlets in E.I.D. Laterals to the lots in said subdivision should any thereof hereafter become entitled thereto; (2) The Enterprise Irrigation District, its successors and assigns, the United States of America, or any person, persons, firm or corporation, operating the irrigation works of said district, shall never be liable for damage caused by improper and inadequate delivery and disposal of water through the irrigation and drainage systems provided for said subdivision by the owners; (3) The liability of the operators of the Enterprise Irrigation District is limited to delivery of irrigation water to established outlets in E.I.D. Laterals.

Subject to a 10 foot easement for sewer and utilities over South lot line as shown on dedicated plat."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 23rd day
of October A.D. 19 87 at 4:19 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 19341
By Evelyn Biehn, County Clerk

FEE \$15.00

"EXHIBIT A"