

58370

K-45036

BARGAIN AND SALE DEED-STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m93 Page

4768

Lawrence L. Myers and Myrtle V. Myers

conveys to United States National Bank of Oregon, Trustee for Lawrence L. Myers and Myrtle V. Myers u/a/d March 12, 1975

Grantor,

Grantee, the following real property situated in Klamath

County, Oregon, to-wit:
The Southeasterly 54 feet of Lot 5, and the Northwesterly 16 feet of Lot 6, in Block 10 of ELDORADO ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Conditions and restrictions, including 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:

(Continued on reverse side)

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ Nil (Here comply with the requirements of ORS 93.030)

Dated this 7th day of August, 1985

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.

Lawrence L. Myers
(Lawrence L. Myers)

Myrtle V. Myers
(Myrtle V. Myers)

STATE OF OREGON, County of Klamath

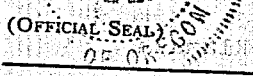
Personally appeared the above named

Lawrence L. Myers and Myrtle V. Myers

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Linda A. Thomas

Notary Public for Oregon—My commission expires: 5/22/86



BARGAIN AND SALE DEED

Lawrence L. and Myrtle V. Myers
190 Dahlia
Klamath Falls, OR 97601

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:
U.S. Bank - Trust
P. O. Box 10308
Eugene, OR 97440

NAME, ADDRESS, ZIP

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

U.S. Bank - Trust
P. O. Box 10308
Eugene, OR 97440

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1985, at o'clock M., and recorded in book/reel/volume No. on page or as fee/tile/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

"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 restriction 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."

2. Reservations and restrictions, including 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 Insurance 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.

(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 improvements desired by two-thirds of the ownership, on a foot frontage basis of all lots directly affected by any such proposed improvement."

3. Eastment, including 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 8th day of March A.D. 19 93 at 9:47 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 4768

FEE \$35.00

Evelyn Biehn .County Clerk

By Pauline M. Mendenhall