

90806

11-08-94P03:03 RCVD K-47283
WARRANTY DEEDVol. m94 Page 34526KNOW ALL MEN BY THESE PRESENTS, That
Robert L. Caster, surviving joint tenant

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Harry L. Mauch and Carol E. Mauch, husband and wife, tenants by the entirety
hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs,
successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto
belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows,
to-wit:

Tract No. 96, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

Exceptions:

1. Taxes for the year 1994-95 are now a lien but not yet payable.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Liens and assessments of Klamath Project and Enterprise Irrigation District,
and regulations, easements, contracts, water and irrigation rights in connection
therewith.
4. Any unpaid charges or assessments of Enterprise Irrigation District.
5. Reservations and restrictions contained in Bargain and Sale Deed from Charles W.
Miller et ux., to G. H. Hancock et ux., dated June 13, 1941, recorded June 13, 1941
in Volume 138 page 468, Deed records of Klamath County, Oregon, as follows:
"Subject, however to an easement for ditches and or pipe lines to convey water for
irrigation and domestic use for the benefit of adjoining property owners. Subject
to the restriction that no dwelling house shall be placed upon said land to cost
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (over)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with 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

grantor will warrant and forever defend the 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 \$ 32,000.00
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, where the context so requires, the singular includes the plural and all grammatical
changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of October, 1994;
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person
duly authorized to do so by order of its board of directors.

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 Klamathby Robert L. Caster this instrument was acknowledged before me on 18th October, 1994,

This instrument was acknowledged before me on _____, 19____,
by _____,
as _____,
of _____.

My commission expires February 03, 1995
OFFICIAL SEAL
BRADFORD J. ASPELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 003852
MY COMMISSION EXPIRES FEB. 03, 1995

ROBERT L. CASTER

Grantor's Name and Address

HARRY L. MAUCH

CAROL E. MAUCH

Grantee's Name and Address

After recording return to (Name, Address, Zip):

HARRY L. & CAROL E. MAUCH

5143 S. 6th Street

KLAMATH FALLS, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

HARRY L. & CAROL E. MAUCH

5143 S. 6th Street

KLAMATH FALLS, OR 97601

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 _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/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.

ASSAULT 10-9-94 JOV

less than \$1000.00; that such dwelling shall be finished in a workmanlike manner; shall be painted outside; shall be set back at least 30 feet from property line on street."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 8th day
of Nov A.D. 19 94 at 3:03 o'clock P.M. and duly recorded in Vol. M94
of Deeds on Page 34526

Evelyn Biehn County Clerk

FEE \$35.00

By Dorinda Miller

