FORM No. 633-WARRANTY DEED (Individual or Corporate). 0806 11-08-94P03:03 RCVD K-47283 COPYRIGHT 1992 STEVENS-NEES LAW PUBLISHING CO. POSTLAND. OR STOOL Vol.m94 Page 34526 KNOW ALL MEN BY THESE PRESENTS, That ...... Robert L. Caster, surviving joint tenant 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 <u>Klamath</u> County, State of Oregon, described as follows, 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: Taxes for the year 1994-95 are now a lien but not yet payable. 1. Rules, regulations and assessments of South Suburban Sanitary District. 2. 3. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection 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 encumbrance The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 32,000.00 <sup>(1)</sup> the whole part of the consideration (indicate which). ©(The sentence between the symbols®, it 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. if a corporate grantor, it has caused its name to be signed and its seat, it any, affixed by an officer or other person O C THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY I SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LA USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTI THIS INSTRUMENT. THE PERSON ACOUIRING FEE TITLE TO T PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. u= ar STATE OF OREGON, County of Klamath 18 st Uchsow this instrument was peknowledged before me on This instrument was acknowledged before me on ..... as NOTARY PLAN A CONTRACT OF Dregon ....J. My commission COMMISSION EXPINES FEB. 03, 1955 ROBERT L. CASTER STATE OF OREGON, County of \_\_\_\_\_ Grantor's Name and Address HARRY L. MAUCH Nertify that the within instrument was received for record on the ...... day CAROL E. MAUCH of \_\_\_\_\_ -----, 19....., at o'clock \_\_\_\_\_M., and recorded in Grantse's Name and Address SPACE RESERVED book/reel/volume No...... on page After seconding return to (Name, Address, Zip): RECORDER'S USE HARRY L. & CAROL E. MAUCH and/or as tee/file/instru-5143 S. 6th Street ment/microfilm/reception No. KLAMATH FALLS, OR 97603 Record of Deeds of said County. Until requested otherwise send all fax statements to (Name, Address, Zip): HARRY L. & CAROL F. MAUCH Witness my hand and geal of County affixed. 5143 S. 6th Street KLAMATH FALLS, OR 97601 NAME TITLE By ....., Deputy.

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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."

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## STATE OF OREGON: COUNTY OF KLAMATH: ss.

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