

28-11-78

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55053

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That James E. Chaney and Wilda L. Chaney, husband and wife, hereinafter called the Grantor, for the consideration hereinafter stated to Grantor paid by John A. King and Carla L. King, husband and wife, hereinafter called the Grantee, does hereby grant, bargain sell and convey unto the said Grantee, Grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to wit:

Lot 14 in Block 4 of SECOND ADDITION TO SUNSET VILLAGE, Klamath County, Oregon

SUBJECT TO:

1. Reservations, Restrictions, Rights-of-Way of record and those apparent on the land.
2. Taxes for 1971-1972 are now a lien but not yet payable.
3. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
4. Liens and assessments of Klamath Project and Enterprise Irrigation District and regulations, easements, contracts and water and irrigation rights in connection therewith.
5. The property under search is within the boundaries of the South Suburban Sanitary District and is subject to the regulations, liens, assessments, and laws relating thereto.
6. Restrictions, set-back lines, and utility easements as set forth in the Plat and dedication of Second Addition to Sunset Village, omitting restrictions herein, if any, based on race, color, religion, or national origin.
7. Declaration of Conditions and restrictions, including the terms and provisions thereof, as set forth in instrument dated April 7, 1970, recorded April 8, 1970 in M-70 at Page 2738, omitting restrictions herein, if any, based on race, color, religion, or national origin.

TO HAVE AND TO HOLD the same unto 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 hereinabove set forth. And that Grantor will warrant and forever defend the above granted premises and

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