

73814

Vol. ^m 73 Page 2277WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH E. GREEN and BEVERLY J. GREEN, husband and wife, grantors, in consideration of Ten dollars (\$10.00) to them paid by HENRY O. SARGANT and ALICE L. SARGANT, husband and wife, grantees, do hereby grant, bargain, sell and convey unto said grantees as tenants by the entirety, their heirs and assigns, all of the following real property, with the tenements, hereditaments and appurtenances, situated in Klamath County, Oregon, and described as follows, to-wit:

Lots 75 and 76 of BALSIGER TRACTS, according to the official plat thereof on record in Klamath County, Oregon.

SUBJECT TO:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

2. All contracts and agreements with the United States of America and the Klamath Irrigation District relative to irrigation and/or drainage and any existing rights of way for ditches or canals heretofore conveyed or used in connection therewith.

3. Rules, regulations and assessments of South Suburban Sanitary District within the boundaries of which district said property is located.

4. Easement from Balsiger Motor Company, a corporation, to The California Oregon Power Company, a corporation, dated November 5, 1946, recorded November 18, 1946, in Volume 198 at page 408 of Deeds Records, Klamath County, Oregon.

5. Reservations in dedication of Balsiger Tracts as follows:

1. The primary use of the land herein platted is for commercial and industrial purposes.

2. Any lot to be used for residential purpose is restricted to one residential building to each lot, such residence to contain not less than 720 square feet of foundation area, excluding garage and storage areas, and to be so constructed and of an architectural standard not less than those minimums defined by the National Housing Agency for purpose of one living unit, said residence to be built not closer than 25 feet to the street and not closer than 5 feet to the side lines of the lots.

3. Each portion of the "Private service road easement" abutting Lots 55 to 98 inclusive, is owned in fee by the lot upon which it abutts, but subject to the use of the owners of all the said lots.

4. Septic tanks shall be constructed in strict accordance to the specifications of the State Board of Health.

5. Each lot shall be subjected 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 improvements.

TO HAVE AND TO HOLD the above described premises unto the said

grantees as tenants by the entirety, their heirs and assigns forever.

And we, the grantors, covenant that we are lawfully seized in fee simple of the above granted premises free from all incumbrances except those above noted, and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands and seals this 23 day of February, 1959.

(SEAL)

Joseph E. Green

(SEAL)

Beverly J. Green

STATE OF OREGON

County of Klamath

sw.

On this 23 day of February, 1959, before me, the undersigned a Notary Public in and for said County and State, personally appeared the within named Joseph E. Green and Beverly J. Green, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Reel Kician
NOTARY PUBLIC FOR OREGON
My commission expires July 5, 1961

STATE OF OREGON, [
County of Klamath [
Filed for record at request of

Henry O. Sargent

on this 5th day of March A.D. 19 73

at 11:25 o'clock A M, and duly

recorded in Vol. M 73 of DEEDS

Page 2277

Wm D. MILNE, County Clerk

By Hazel David Deputy

Fee \$ 4.00