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Vol. 1173 Page

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that WESLEY M. EZELL and DOROTHY A. EZELL, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by JOHN V. RACHOR and SUSAN L. RACHOR, husband and wife, hereafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The Southeasterly 54 feet of Lot Five and the Northwesterly 16 feet of Lot Six in Block Ten, ELDORADO ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the county clerk, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way of record and those apparent on the land;
2. Reservations and restrictions 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 a lone or two living units located in the district covered by the Portland Insuring Office as set out in F. H. A. Form No. 2277 Revised April, 1947, and retail business establishments not engaged 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 and 8 and 9 in Block 5; and Lots 1, 2, 3, 33, 34 and 35 of Block 8. 2. No septic tank or cess pool 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 described by two-thirds of the ownership, on a foot frontage basis of all lots directly affected by any such improvements."

3. Conditions and restrictions contained in deed from State of Oregon, by and through its State Highway Commission, to Wilson Title and Abstract Co., Trustee, dated July 22, 1949,

WARRANTY DEED, PAGE ONE.

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recorded June 9, 1950, in Deed Volume 239 page 370, records of Klamath County, Oregon, as follows: "... the acceptance of this instrument by and through the grantee shall forever operate as a complete restriction of all rights of egress and ingress 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 the 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."

4. Easement, including the terms and provisions thereof, given by Donald 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.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those stated above, and that Grantors will warrant and forever defend the above granted 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 is, stated in terms of dollars, \$19,000.00.

WITNESS Grantors' hands this 15th day of March, 1973.

STATE OF OREGON)
County of Klamath) ss.

Personally appeared Wesley M. Ezell and Dorothy A. Ezell, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Robert Brown
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10/4/76

WARRANTY DEED, PAGE TWO.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
this 16th day of March A. D., 1973 at 3:21 o'clock P. M., and duly recorded in
Vol. M73 of DEEDS on Page 2821

FEE \$ 4.00

WM. D. MILNE, County Clerk
By Wesley M. Ezell

Return
Beverly
Beverly
Klamath Falls Oregon
97601